

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &  
WILSON

**Lane End Main Road, Hastings, TN35 4SL  
£659,500 Freehold**

**NEWLY BUILT BESPOKE DETACHED FOUR-BEDROOM HOME WITH 10-YEAR BUILD WARRANTY**

Located at the end of a private lane, this exceptional property is one of only two homes nestled in a peaceful semi-rural setting, far from main roads.

**OUTSTANDING ENERGY EFFICIENCY FEATURES**

This home boasts excellent eco-friendly credentials, including 12 solar panels, air source heat pumps, energy-efficient double-glazed windows, and underfloor heating on the ground floor. It also benefits from highly efficient Scandinavian insulation throughout, ensuring reduced energy consumption.

**SPACIOUS INTERIOR WITH FUTURE POTENTIAL**

Offering a generous 1,819 square feet of living space, the current layout is ideal for modern living with its contemporary design.

**INTERIOR FEATURES:**

Upon arrival, a bespoke front door opens into the spacious reception hall, leading to the sitting room, cloakroom, large kitchen/breakfast room, and open-plan dining room. The kitchen is equipped with modern cupboards, quartz worktops, integrated appliances, and a central breakfast island. The dining area has bi-fold doors opening to the rear garden and sun terrace.

The utility room adjoins the kitchen and offers stone worktops, base units, and a fitted sink, with access to the side garden.

**FIRST FLOOR:**

The feature staircase leads to a spacious landing with potential for additional accommodation in the loft. The first floor features four bedrooms, including a master suite with an en suite shower room. The family bathroom includes both a bath and a separate shower.

**EXTERIOR**

Detached Double Carport

Private Driveway

Landscaped Front and Rear Gardens

**LOCATION:**

Set in a peaceful semi-rural environment, this home enjoys picturesque far-reaching views from the first floor. The village of Westfield offers a range of amenities, including a village shop, post office, butchers, hairdressers, and two traditional pubs. The mainline stations of Battle and Hastings are just a short drive away, making this an ideal home for London commuter.





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



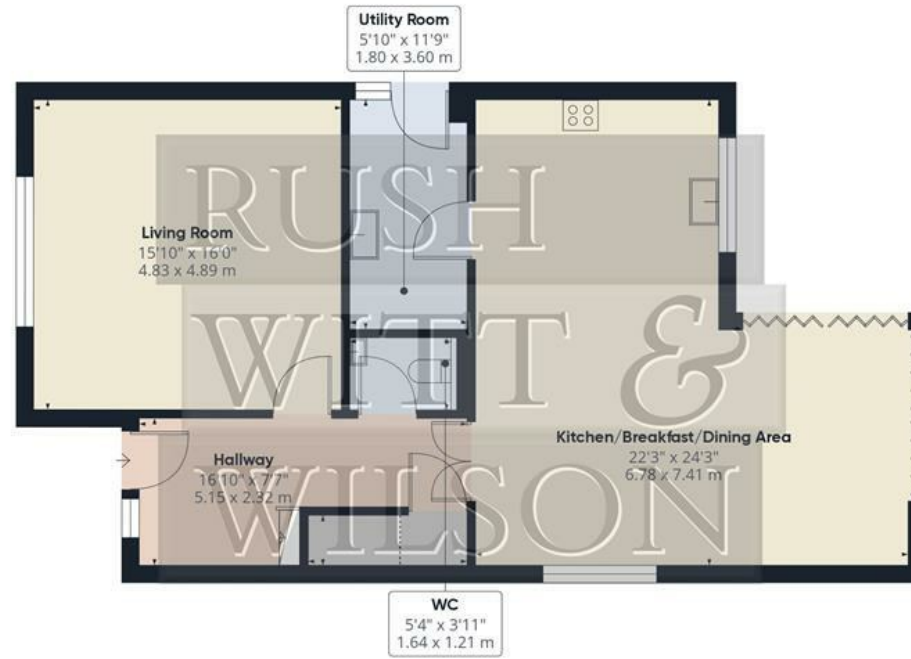
RUSH  
WITT &  
WILSON



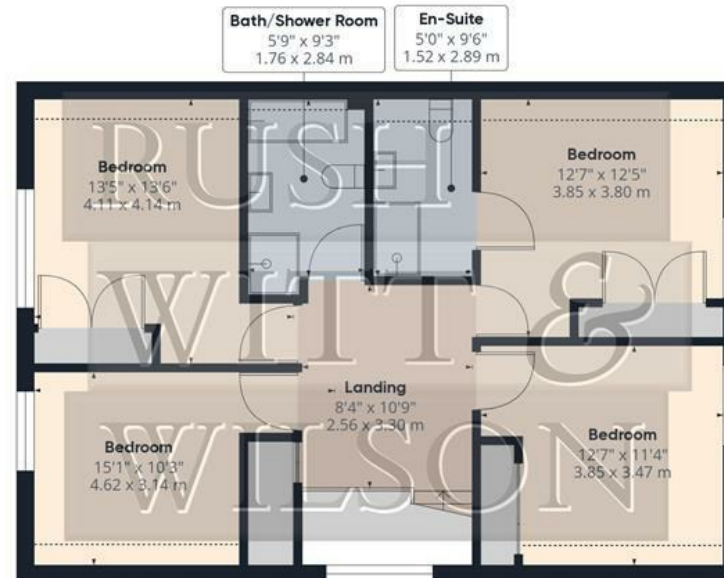
RUSH  
WITT &  
WILSON



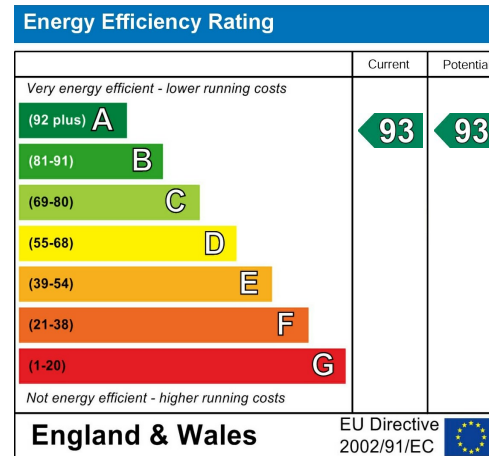
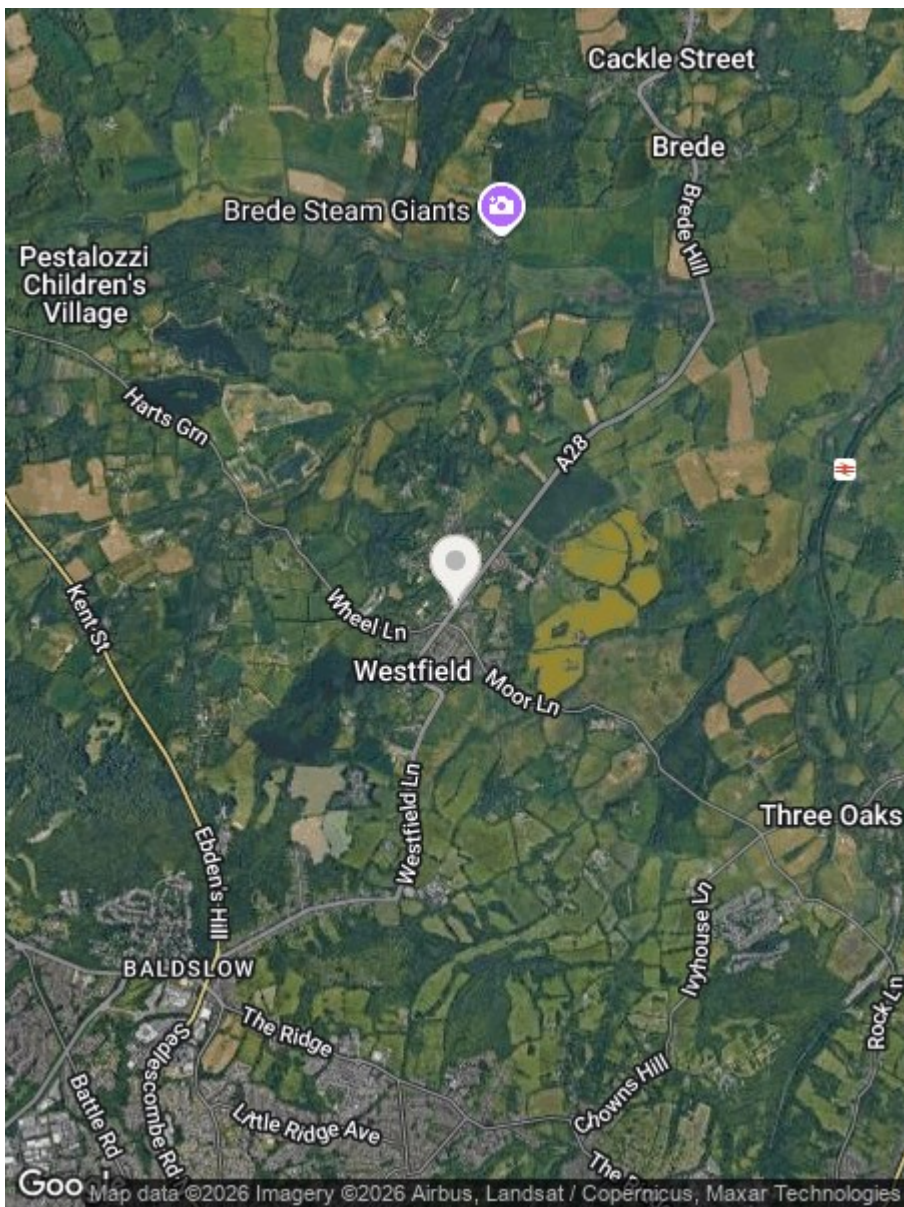
RUSH  
WITT &  
WILSON



Floor 0



Floor 1



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**