

**RUSH  
WITT &  
WILSON**



**1, Stablefields Cottage Lane, Hastings, East Sussex TN35 4QW  
Offers In Excess Of £349,950**

**Offered for sale with no onward chain, this three bedroom detached house comes to market within the ever popular village of Westfield within walking distance to day to day amenities with well regarded schooling found close-by. The property enjoys one of the largest gardens in comparison to neighbouring properties and is a particular feature that would allow the property to be extended, subject to the usual planning consents. In its current form the property offers an entrance hall, downstairs cloakroom/wc, a generous main reception room with an open plan kitchen/diner, to the first floor three well appointed bedrooms and a bathroom/wc. Ample parking is found to the front which leads to a garage, gardens are found to the front and rear, the rear garden is a generous level area of lawn enjoying seclusion, privacy and a good source of natural sunlight. Further notes of interest include pleasant distant countryside views enjoyed from the bedrooms and the ability to personalise the property to your own tastes and preferences. Viewings come highly recommended via appointed sole agents Rush Witt & Wilson.**



### **Entrance Hall**

Part glazed upvc entrance door to front, entrance mat, cloaks cupboard, doors off to the following:

### **Cloakroom/WC**

Double glazed opaque window to front, low level wc, corner wash hand basin with tiled splashback.

### **Lounge**

16'4 x 15'4 (4.98m x 4.67m)

A generous room with a double glazed window to front overlooking the front garden, radiator, carpet as laid, coved ceiling, power points, further radiator, telephone point, tv aerial point, carpeted stairs rising to the first floor, understairs recess, interconnecting double doors lead through to:

### **Kitchen/Diner**

16'6 x 8'7 (5.03m x 2.62m)

Ample for dining table and chairs, radiator, large double glazed French style doors providing views and access onto the rear garden, the kitchen offers a double glazed window to rear overlooking the garden, wall mounted Gloworm boiler, range of matching wall and base units with work surfaces over, sink unit with side drainer and mixer tap, space for cooker, space and plumbing for washing fridge/freezer, space and plumbing for washing machine and dishwasher, part tiled walls, coved ceiling.

### **First Floor**

#### **Landing**

Double glazed window to side, access to loft space, airing cupboard with slatted shelves, doors off to the following:

### **Bedroom One**

12' x 10'2 (3.66m x 3.10m)

Double glazed window to front enjoying pleasant distant countryside views, radiator, wood effect laminate flooring, fitted wardrobes.

### **Bedroom Two**

10' x 8'3 (3.05m x 2.51m)

Double glazed window to rear with an elevated view onto the generous rear garden, radiator, wood effect laminate flooring, power points.

### **Bedroom Three**

8'3 x 6'1 (2.51m x 1.85m)

Double glazed window to front with elevated distant countryside views, carpet as laid, radiator, power points, fitted shelving and cupboards.

### **Bathroom/WC**

7'9 x 5'8 (2.36m x 1.73m)

Double glazed opaque window to rear, matching white suite comprising panel enclosed bath with mixer tap and electric shower over with fitted shower screen, pedestal wash hand basin, low level wc, radiator, part tiled walls.

### **Outside**

#### **Front Garden**

Area of front garden which is in principle laid to lawn, mature boundaries affording seclusion and privacy, flower bed borders, outside light, driveway providing off road parking for two vehicles and leads to:

#### **Garage**

Up and over door, light and power, courtesy door to the rear garden.

### **Rear Garden**

The rear garden is a particular feature and is considered to be one of the largest in the development, it affords a generous amount of lawn, patio area to the immediate and further patio area, attractive planted shrubs mature specimen trees, hedgerows, it enjoys a good degree of seclusion and privacy as well as a good source of natural sunlight, gated side access, shed, courtesy door to the garage.

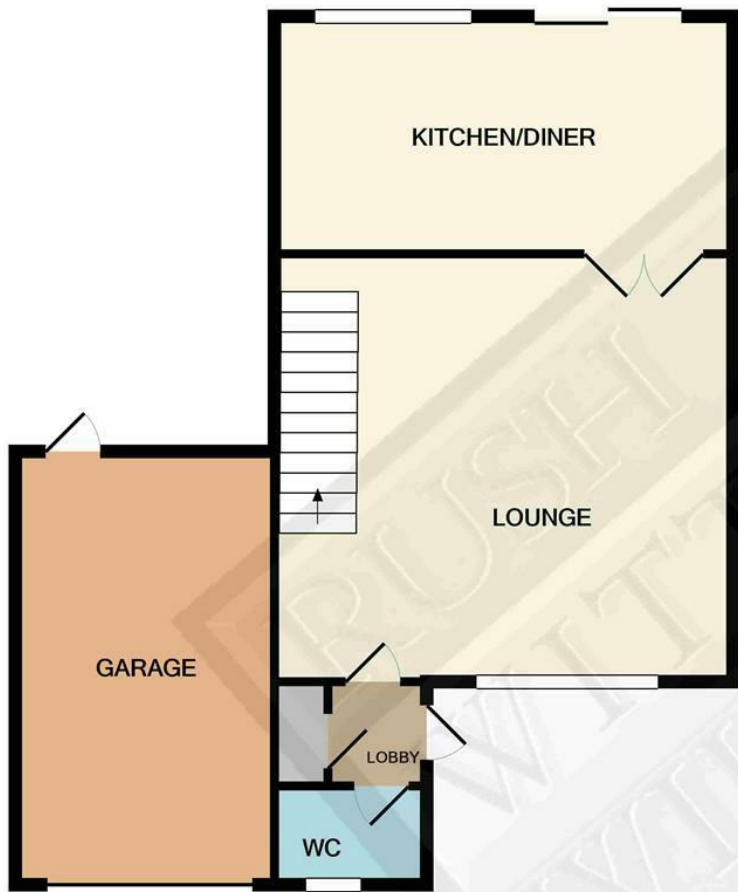
### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

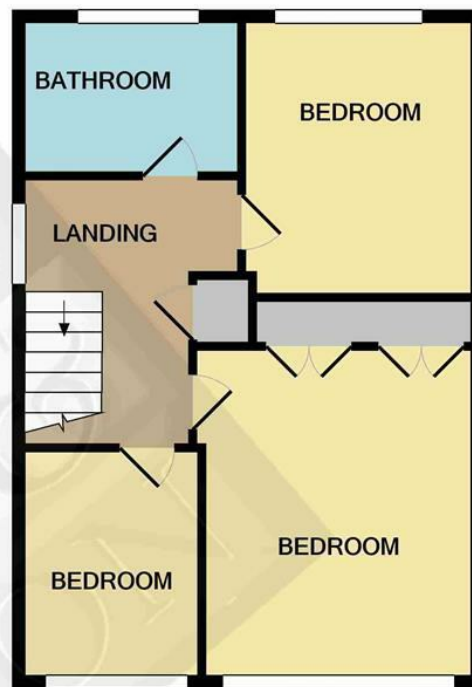
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.6 SQ.M.)

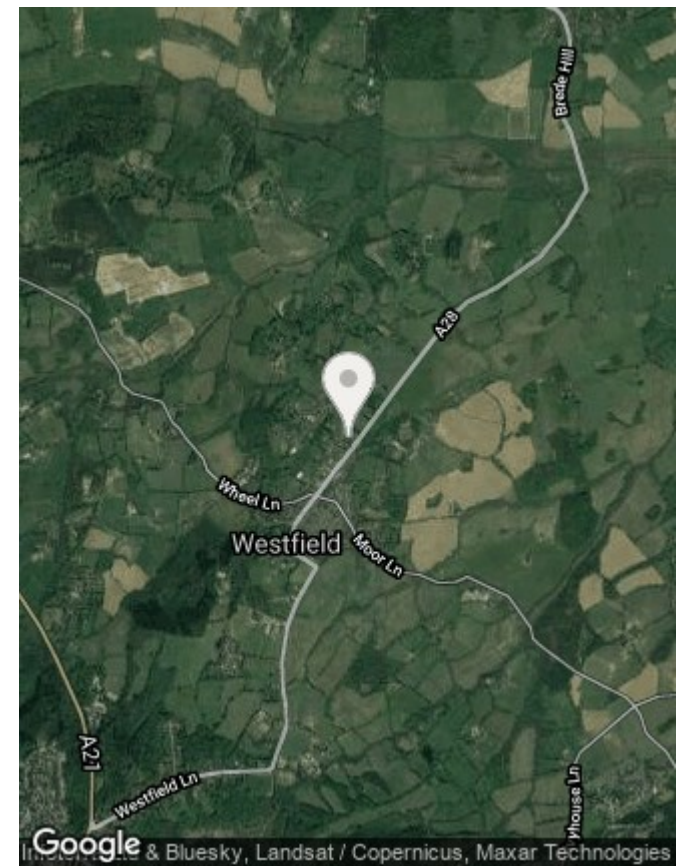


1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			83
		60	
		EU Directive 2002/91/EC	
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			79
		53	
		EU Directive 2002/91/EC	
England & Wales			

**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**