

**RUSH
WITT &
WILSON**



**24 Heathlands, Westfield, East Sussex, TN35 4QZ.
£359,950 Freehold**

A spacious and extended three bedroom semi-detached home located within a highly sought after residential area of Westfield Village. Accommodation comprising a generous 17ft living room, stylish and contemporary double aspect kitchen / breakfast room with sliding doors to the rear, ground floor playroom and WC. To the first floor, a bright landing serves two spacious double bedrooms each with built in wardrobes, well appointed main bathroom suite and further single bedroom or study. Outside offers a private and low maintenance rear garden with Indian sandstone paved seating area with steps leading to a raised area of lawn with further paved seating area. To the front offers off road parking for several vehicles and attached single garage. The highly regarded Village of Westfield offers a local convenience store, butchers, surgery, pub serving food and well regarded Primary School, short distance to the A21 and 5 miles from Battle mainline station. CHAIN FREE.



Front

Herringbone block pave driveway to front and side elevations, driveway extends to an attached single garage, high level gate to side with access to rear, external lighting, covered entrance with part-glazed UPVC front door.

Entrance hall

Part-glazed front door with sidelight window, travertine floor tiling, turned carpeted staircase leading to first floor accommodation with low level cupboard below housing the consumer unit, ceiling downlights, radiator, cupboard via painted door complete with slatted shelving.

WC

Internal door, travertine floor tiling, obscure UPVC window to side, push flush WC, vanity unit with inset basin, radiator, light.

Living room

17' x 11'9 (5.18m x 3.58m)
Internal glazed door, engineered Oak flooring, UPVC window to front aspect with radiator below, light, power points, TV point.

Kitchen / breakfast room

17'8 x 14'9 (l-shaped room) (5.38m x 4.50m (l-shaped room))
Internal glazed door from hall, timber effect Karndean flooring, two UPVC windows and sliding doors to the rear aspect, space for breakfast table and chairs, radiator, open access to playroom, ceiling downlights, kitchen hosts a variety of matching base and wall units with contemporary white high gloss doors beneath marble effect laminated counter tops with matching upstands, inset stainless bowl with drainer and tap, variety of above counter level power points, inset four ring gas burner with stainless steel splashback, extractor canopy and light over, under mounted BOSCH oven and grill, below counter space for dishwasher and washing machine, metro tile wall tiling.

Playroom

8'4 x 7'6 (2.54m x 2.29m)
Open access from kitchen / breakfast room, timber effect Karndean flooring, light, radiator, power point, TV point.

Stairs and landing

Carpeted staircase with painted balustrade, UPVC window to side, access panel to loft over, light, power point, airing cupboard housing the hot water tank complete with slatted shelving.

Bathroom

8' x 6'2 (2.44m x 1.88m)
Internal door, slate effect floor tiling, obscure UPVC window to rear aspect, ceiling downlights and extractor fan, push flush WC, freestanding vanity unit with basin

and wall mounted mirror over, heated towel radiator, shower bath suite with shower screen and wall mounted Aqualisa shower controls with rinser attachment.

Bedroom 2

11'8 x 9'2 (3.56m x 2.79m)
Internal door, wood effect laminate flooring, UPVC window to rear aspect with radiator below, built in wardrobe via painted doors complete hanging rail, power points.

Bedroom 1

12'9 x 11'8 (3.89m x 3.56m)
Internal door, wood effect laminate flooring, UPVC window to front aspect with radiator below, variety of built in wardrobes via painted doors complete hanging rails and shelving, power points, TV point.

Bedroom 3

9'7 x 6'5 (2.92m x 1.96m)
Internal door, carpeted flooring, UPVC window to front aspect with radiator below, power points, light.

Rear garden

Privately enclosed rear garden with a full Indian sandstone paved seating area and path to the rear elevations, external tap, high level gate leading to front, paved steps leading to an area of lawn enclosed by a combination of picket, close board and feather edged fencing, further paved seating area to one corner with sleeper edged planted borders.

Garage

Manual up and over door to front, power point, light.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Rother District Council. Band D.

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
70		85	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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