



PCMA
ESTATE AGENTS

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Price £365,000

PCM Estate Agents are delighted to present to the market this RARE OPPORTUNITY to acquire this MODERN THREE BEDROOM DETACHED HOUSE located in the sought-after village of Westfield, built approximately 2/3 years ago and having the remainder of the NEW BUILD GUARANTEE. The property has OFF ROAD PARKING for three-four vehicles and a PRIVATE REAR GARDEN. Offered to the market CHAIN FREE.

Accommodation comprises a DOWNSTAIRS WC, large BAY FRONTED LOUNGE, MODERN KITCHEN-DINER with INTEGRATED APPLIANCES AND French doors providing access to the garden, first floor landing, THREE DOUBLE BEDROOMS and a family bathroom. Externally the property benefits from OFF ROAD PARKING to the front for multiple vehicles and a PRIVATE REAR GARDEN.

Located in the popular village of Westfield having a green outlook and benefitting from woodland walks close by, whilst being within easy access to the nearby towns of Hastings and Battle offering an array of shopping facilities, restaurants, mainline railway stations and local amenities.

Please call the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

With small frosted insert leading to:

ENTRANCE HALL

Inset spotlights, radiator, under stairs storage cupboard, doors leading to:

DOWNSTAIRS WC

Low level wc, pedestal wash basin, radiator, inset spotlights, extractor fan, frosted double glazed window to front aspect.

LOUNGE

18'3 int bay x 10'9 (5.56m int bay x 3.28m)

Double glazed bay window to front aspect having views over the field opposite, radiator.

KITCHEN-DINER

18'4 max x 10'8 max (5.59m max x 3.25m max)

Fitted with a modern and matching range of eye and base level units, inset sink with mixer tap, integrated appliances including dishwasher, washing machine and fridge freezer, electric oven with four ring electric hob and extractor over, inset spotlights, wood laminate flooring, radiator, storage cupboard housing boiler, double glazed windows to side and rear aspects, double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, inset spotlights, storage cupboard.

BEDROOM

12'2 x 10'8 (3.71m x 3.25m)

Double glazed window to front aspect having far reaching views over the field, radiator.

BEDROOM

14'7 x 10'8 (4.45m x 3.25m)

Radiator, double glazed window overlooking the rear garden.

BEDROOM

10'9 x 7'3 (3.28m x 2.21m)

Double glazed window to rear aspect overlooking the garden, radiator.

BATHROOM

7'3 max x 6'9 max (2.21m max x 2.06m max)

Panelled bath with shower attachment, pedestal wash hand basin, low level wc, inset spotlights, extractor fan, tiled flooring, heated towel rail, part tiled walls, double glazed frosted window to front aspect.

OUTSIDE - FRONT

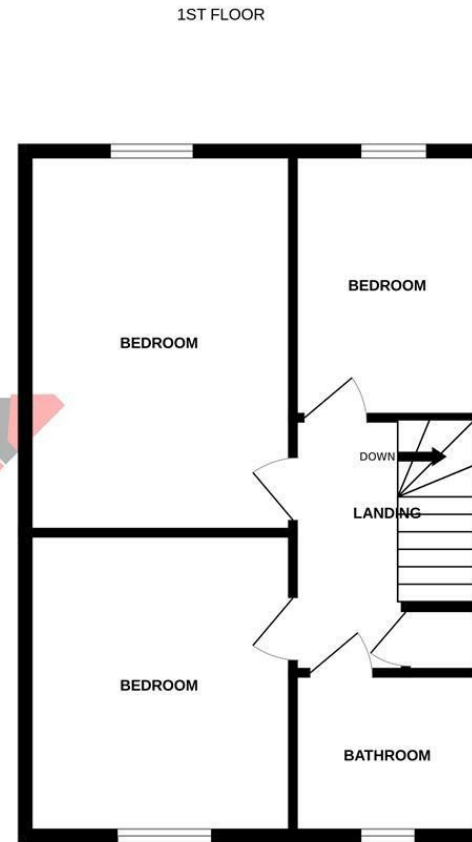
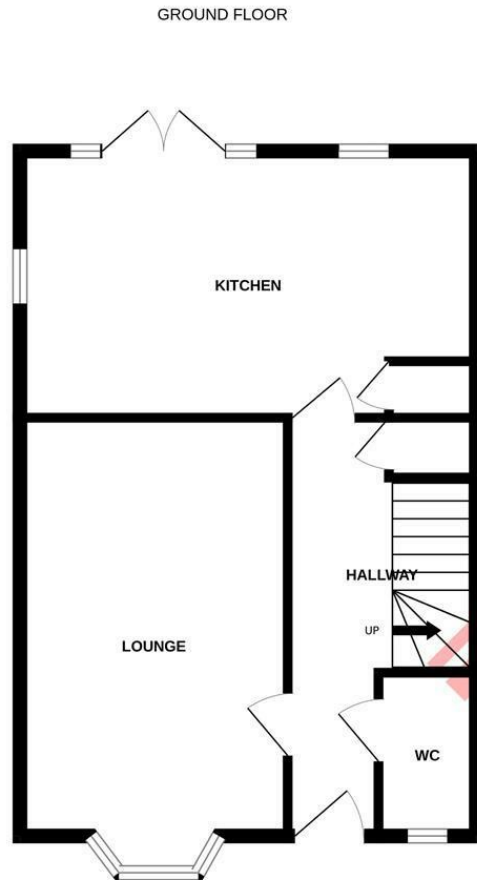
Driveway providing off road parking for three or four vehicles, small lawned area, overlooking field.

REAR GARDEN

Small area of patio, lawned area, fenced and hedged boundaries.

Council Tax Band: D





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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83 94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	