



ESTATE AGENTS

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Offers In The Region Of £460,000

PCM Estate Agents are delighted to present to the market this DECEPTIVELY SPACIOUS and BEAUTIFULLY POSITIONED DETACHED THREE BEDROOM BUNGALOW, quietly tucked away within the ever-desirable village of Westfield. Enjoying a PRIVATE SETTING surrounded by open farmland and woodland, this CHARMING HOME offers the perfect balance of countryside tranquility and modern convenience, being only a short drive from both Hastings and Battle with their array of shops, restaurants, and amenities. Offered to the market CHAIN FREE.

The property offers well-planned and generously proportioned accommodation throughout, comprising a welcoming entrance hallway, THREE DOUBLE BEDROOMS including a principal bedroom with EN-SUITE SHOWER ROOM and a well-appointed family bathroom. The SPACIOUS LOUNGE is a warm and inviting space featuring a WOOD BURNING STOVE and doors opening onto a delightful, decked terrace, ideal for enjoying morning coffee or evening sunsets. The LARGE KITCHEN-DINING ROOM provides an excellent space for both everyday living and entertaining, offering plenty of storage and room for a family dining table.

Externally, the property enjoys beautifully enclosed PRIVATE GARDENS with established trees and shrubs, creating a peaceful and secluded environment that's perfect for relaxation or outdoor dining. To the front, there is AMPLE OFF ROAD PARKING for several vehicles and a GARAGE for additional storage or workshop space. Further benefits include UPVC double glazing and gas-fired central heating throughout.

This exceptional bungalow represents a rare opportunity to acquire a private countryside retreat within one of the area's most sought-after villages.

Viewing is highly recommended to fully appreciate the comfort, setting, and lifestyle this wonderful home provides.

UPVC DOUBLE GLAZED FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALLWAY

Heating thermostat, storage cupboard with shelving space, access to loft -half boarded and insulated with electricity, radiator, door leading to:

LOUNGE

15'8 max x 12'4 (4.78m max x 3.76m)

Wood burning stove with stone fire surround and tiled hearth, vertical radiator, television point, UPVC double glazed French doors opening onto the front garden and an area of decking.

KITCHEN-DINER

12'4 x 11'4 (3.76m x 3.45m)

Fitted with a range of eye and base level units, four ring gas stove with extractor above and electric oven below, tall fridge freezer, inset one & ½ bowl stainless steel inset sink with mixer tap, double glazed window to rear aspect providing a lovely outlook over the garden, double glazed door to rear aspect opening to the rear garden, opening to:

UTILITY ROOM

Housing the Worcester combi boiler, eye level cupboards, countertop, space and plumbing for washing machine and dishwasher, electric consumer unit and meter.

BEDROOM

13'9 x 10'3 (4.19m x 3.12m)

Radiator, double glazed window to front aspect.

BEDROOM

10'8 x 9'8 (3.25m x 2.95m)

Vertical radiator, UPVC French sliding patio doors leading to the rear garden, door to:

EN SUITE

Newly fitted with shower cubicle, low level dual flush wc, wash hand basin with mixer tap and storage beneath, vanity mirror, frosted double glazed window to rear aspect.

BEDROOM

10'2 x 8'6 (3.10m x 2.59m)

Radiator, UPVC window to front aspect.

BATHROOM

Panelled bath with mixer tap and mains pressure shower above, wash hand

basin with mixer tap and storage beneath, vanity mirror, shaver point, wc, bidet, chrome style towel rail, extractor fan and heater, UPVC double glazed frosted window to rear aspect.

OUTSIDE - FRONT

Off road parking for multiple vehicles, access to garage, side gate providing access into the rear garden, fenced boundary providing privacy from the road and driveway, good sized front garden mainly laid to lawn with a range of established mature trees and shrubs, steps rising to the outside front area of decking with a hand crafted Iron railing by a local Blacksmith. The decked area provides ample space for seating and entertaining, whilst providing privacy.

GARAGE

Rear access via personal door, up and over door, power points, shed located to the side.

REAR GARDEN

Well established and laid to lawn with a range of mature trees and shrubs, providing ample space for outdoor entertaining and a raised bed for vegetable patch, wooden shed.

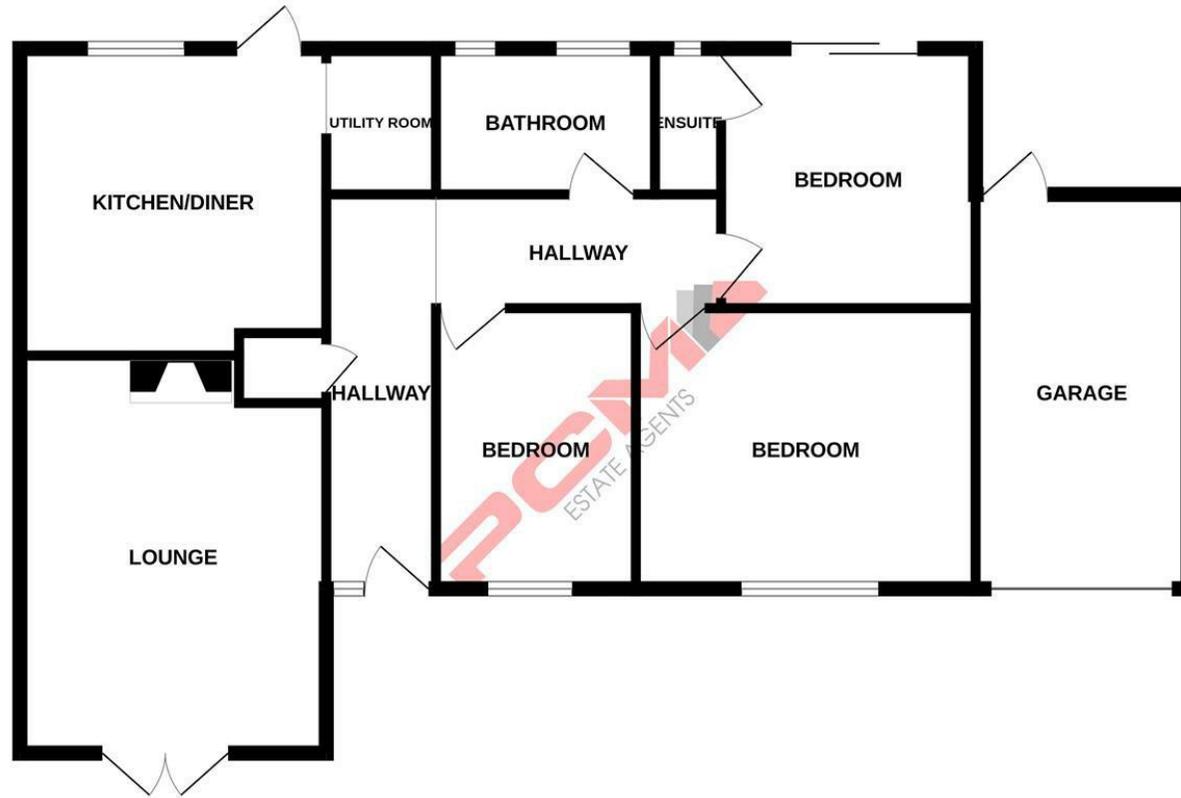
Council Tax Band: E







GROUND 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		67	
(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			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-59) D			
(12-39) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.