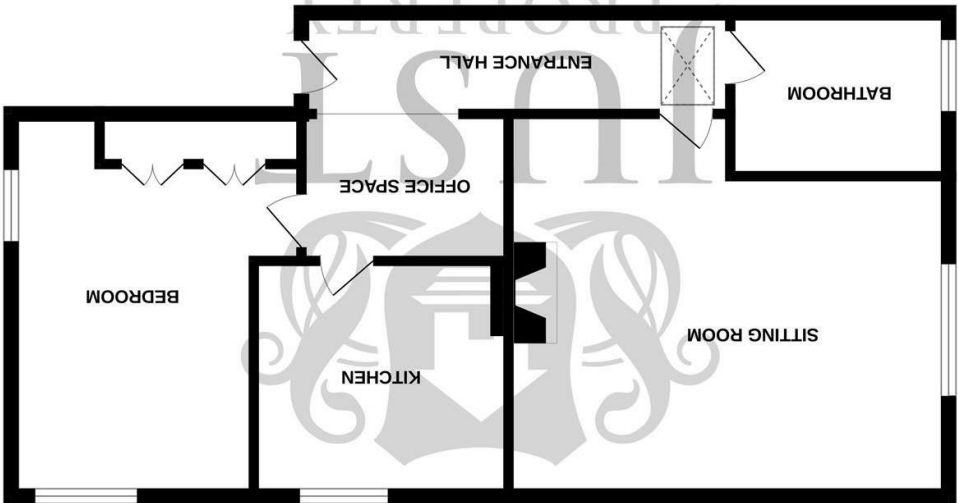




England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
Very energy efficient - lower running costs		
(81-90)	A	
(91-100)	A	
Energy Efficiency Rating		
Potential	Current	
	69	78



FIRST FLOOR



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First Floor Flat 6 Yew Tree House Wheel Lane,
Westfield, TN35 4SG

FLOORPLANS



1 Bedrooms 1 Receptions 1 Bathrooms 452.08 sq ft

First Floor Flat 6 Yew Tree House Wheel Lane, Westfield, TN35 4SG

Leasehold - Share of Freehold

£222,000





ROOM DIMENSIONS

Electric Gated Entrance

Communal Entrance

Stairs To Landing

Front Door

Entrance Hall
16'1" (4.92)

Office Area
7'6" x 5'5" (2.29 x 1.66)

Kitchen
9'4" x 8'2" (2.87 x 2.49)

Bedroom
14'0" x 8'11" (4.27 x 2.74)

Sitting Room
16'6" x 14'4" (5.03 x 4.39)

Bathroom

Communal Gardens

Washing Area

Private Shed/Workshop
12'0" x 8'0" (3.66 x 2.44)

Resident and Visitor Parking

Guest Room & WC

PROPERTY DETAILS

CHAIN FREE

A rare opportunity to acquire this spacious and well-presented one-bedroom first-floor apartment forming part of an impressive former country house, set within beautiful communal grounds and surrounded by the stunning Sussex countryside. Benefiting from a share of the freehold, this unique home offers the perfect blend of apartment convenience and rural living.

Occupying an enviable position amongst vineyards near the sought-after village of Westfield, the property enjoys far-reaching countryside views and a peaceful setting, whilst remaining within easy reach of the historic town of Battle with its mainline railway station providing direct services to London Charing Cross and Cannon Street. Hastings Old Town and the ancient Cinque Port town of Rye are also readily accessible.

The apartment offers generous and well-proportioned accommodation with high ceilings and character features throughout, including a useful study area, spacious sitting room, fitted kitchen, double bedroom and bathroom. Residents also enjoy access to an impressive communal entrance hall within the main house, together with a guest bedroom and WC available for visiting family and friends.

Approached via a gated entrance leading to a gravel driveway with residents' and visitor parking, the property is surrounded by mature communal gardens incorporating extensive lawns, a pond and courtyard areas. Further benefits include a private shed/workshop, a wonderful sense of community and the remainder of a 999-year lease. The service charge includes unlimited hot water and oil-fired heating, making this an attractive and cost-effective home to run. Maintenance contribution is approx. £4000 per annum.

An ideal main residence, weekend retreat or downsizing opportunity, offering a truly exceptional lifestyle in one of East Sussex's most picturesque locations.

FEATURES

- Beautiful Country House Conversion
- Spacious First Floor Apartment
- Stunning Interiors
- Useful Guest Room & WC
- Gorgeous Communal Gardens
- Rural Position
- Share of Freehold and Balance of 999 Year Lease
- Unlimited Hot Water and Oil Heating
- Useful Office Area

