



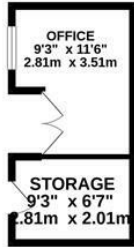
New Cut, Hastings TN35 4RH

Offers in excess of £320,000

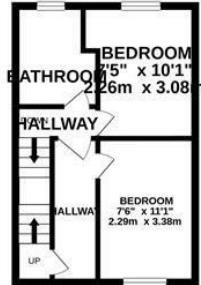


Beautiful three bedroom terrace family home set in a SEMI RURAL LOCATION within the village of Westfield. The accommodation here spans THREE CHARMING STOREYS with the ground floor offering a cosy living space which enjoys a front aspect and a WORKING LOG BURNER while the SPACIOUS EAT IN KITCHEN sits at the rear. The stylish kitchen opens on to an outhouse where there is a SEPARATE UTILITY AND HANDY CLOAKROOM. On the first floor there are two bedrooms and a BEAUTIFUL FAMILY BATHROOM. The largest bedroom is found on the uppermost level with plenty of eaves storage. From the front of this fantastic property there are FAR REACHING VIEWS ACROSS NEIGHBOURING COUNTRYSIDE. Externally there is a level rear garden with DETACHED STUDIO which provides the perfect space for a home office, there is also a large storage area and a patio with a brick built BBQ. There is a driveway to the front of the property providing OFF ROAD PARKING for one vehicle and there is a second off road parking space at the rear. The location here is unrivalled, with nearby COUNTRYSIDE WALKS and a local primary school just a short stroll away its IDEALLY PLACED FOR FAMILY LIFE.

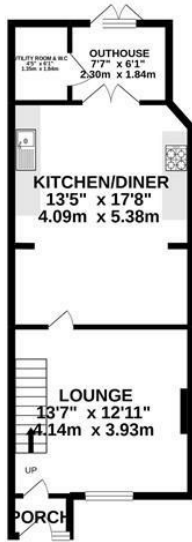
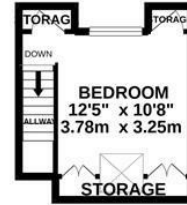
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



2ND FLOOR
178 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

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. The 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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