



Cottage Lane  
Westfield, East Sussex, TN35 4RP  
Guide price £625,000 Freehold

Wyatt  
Hughes

# COTTAGE LANE, WESTFIELD, EAST SUSSEX, TN35 4RP

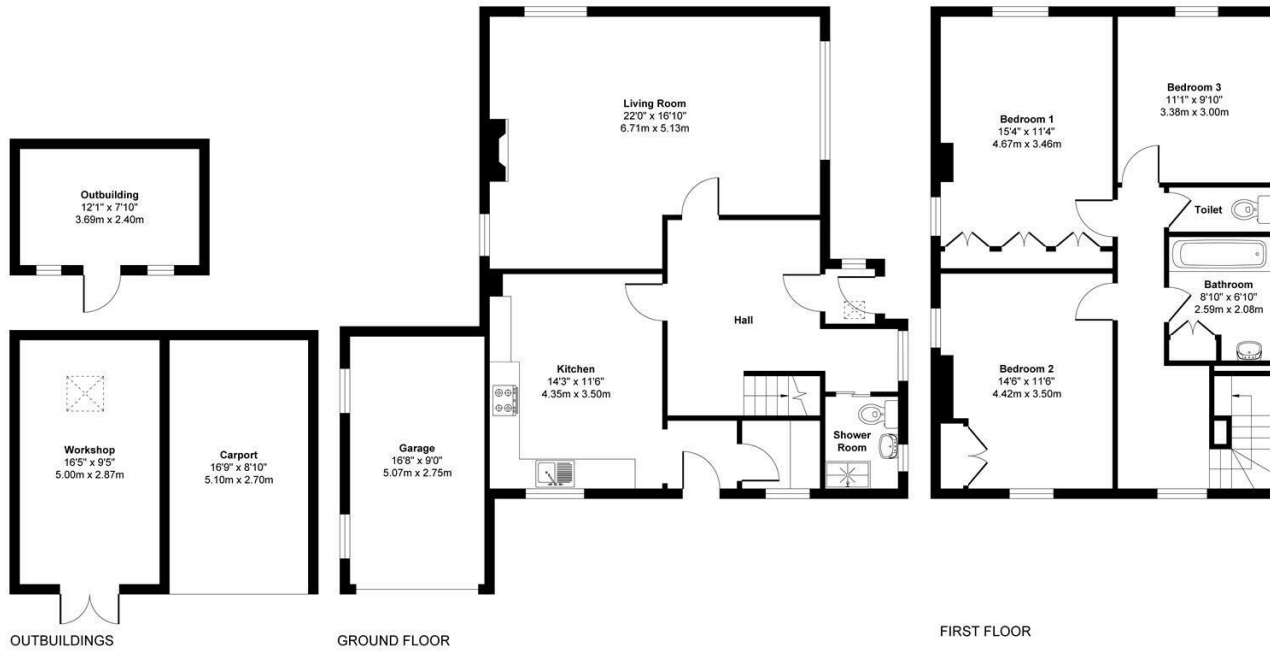
GUIDE PRICE £625,000 £625,000 FREEHOLD



- EPC RATING E • COUNCIL TAX BAND F • THREE BEDROOM DETACHED COTTAGE-STYLE HOME • GENEROUS PLOT WITH ESTABLISHED GARDENS AND LAND • AMPLE OFF-ROAD PARKING • GARAGE AND CAR PORT • SMART AND WELL-PRESENTED THROUGHOUT • SPACIOUS LIVING ROOM WITH DUAL ASPECT • SOUGHT-AFTER VILLAGE LOCATION IN WESTFIELD • ENJOYING A PEACEFUL COUNTRY LIFESTYLE SETTING

## Cottage Lane

Approximate Gross Internal Floor Area  
1768 sq. ft / 164.25 sq. m



Produced By Picpreview.co.uk Ltd.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		42
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

# Wyatt Hughes

