

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set off a minor lane in a semi-rural position on the edge of Westfield village in the High Weald National Landscape. Local shops and facilities include doctors' surgery, tennis club, public house, butchers, parish church, village store and Post Office, hairdresser, recreation ground, bowling green and primary school. More comprehensive shopping facilities are available at Hastings (5 miles) with a selection of independent high street shops, various leisure facilities and access to multiple supermarkets and Battle (6 miles), each with a mainline station and commuter services to London Charing Cross and Cannon Street. Schooling in the area includes state secondary schools in Hastings, Claverham Community College in Battle and independent schools including Claremont School, Battle Abbey School and Buckswood School.

A modern detached property of traditional appearance of mellow brick and part weatherboard clad external elevations set with sash style double glazed windows beneath a pitched tiled roof. The property provides well-presented, contemporary open plan living space with the accommodation arranged over two levels, as shown on the floor plan. There is the potential to revive the planning permission (Ref: RR/2009/51/P) which lapsed in 2012 to create a four-bedroom family home, subject to the necessary consents.

A part glazed door opens into an entrance vestibule with an inner door to a hall with a built-in cloaks' cupboard, stairs to the first-floor landing and a cloakroom with a vanity unit with wash basin and wc.

The combined, double aspect living room and dining room has a window to the front and bi-fold doors to the rear deck and garden, together with a plasma gas real flame fire. The living room is open to the kitchen/breakfast room, which is extensively fitted with a range of handleless high gloss grey cabinets with light coloured quartz countertops, a matching island unit with breakfast bar, a large induction hob with filter hood, an integrated dish washer and a stack of integrated appliances including an electric

double oven, combi microwave-oven, a built-in coffee machine and fridge/freezer. To the rear elevation is a large window and bi-fold doors to the rear garden. From the kitchen an inner hallway leads to a utility room, with a window to the side, a work surface with matching wall and base handleless cabinets above and below, space and plumbing for a washing machine and further space for a tumble dryer. To the front is a small study with a window overlooking the front garden.

On the first floor, there is a landing with a window to the front. Bedroom 1 has a window to the rear overlooking the garden and towards the Firehills in the far distance and mirror door wardrobe cupboards. Bedroom 2 has two windows to the front and fitted wardrobe cupboards to one wall. In addition, there is a dressing room with a window to the side, which is shelved as a shoe store. The bath/shower room is of minimalist contemporary design comprising an oval shape double ended freestanding bath with central mixer taps and shower attachment, a walk-in double shower enclosure, a freestanding vanity unit with an integrated wash basin and a wc.

Outside: To the front of the property is a hedge and fence enclosed garden set down to lawn with a double width driveway to one side providing off road parking for two vehicles. The laurel hedge enclosed, southerly facing rear garden, which extends to about 45' x 40', is a particular feature with a raised terrace which extends the full width of the property and has an aluminium frame pergola with a louvred roof. From the terrace, steps lead down to an area of lawn with mixed borders and established planting, including cistus, flax, acer, corkscrew willow tree, bay trees, Hungarian lilac, date palms, gaultheria, etc. Timber garden shed.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity, gas, water and drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £595,000 Freehold

Sarlat, New Cut, Westfield, East Sussex TN35 4RL



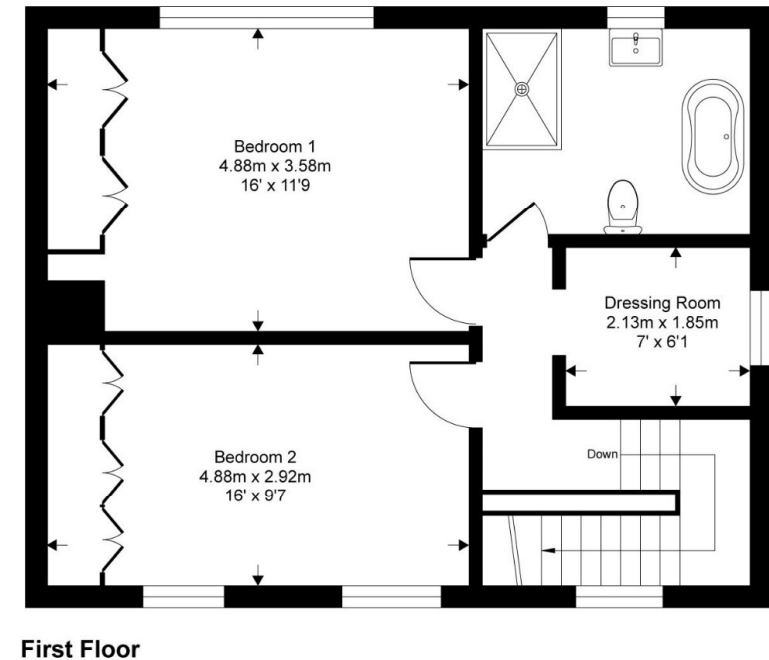
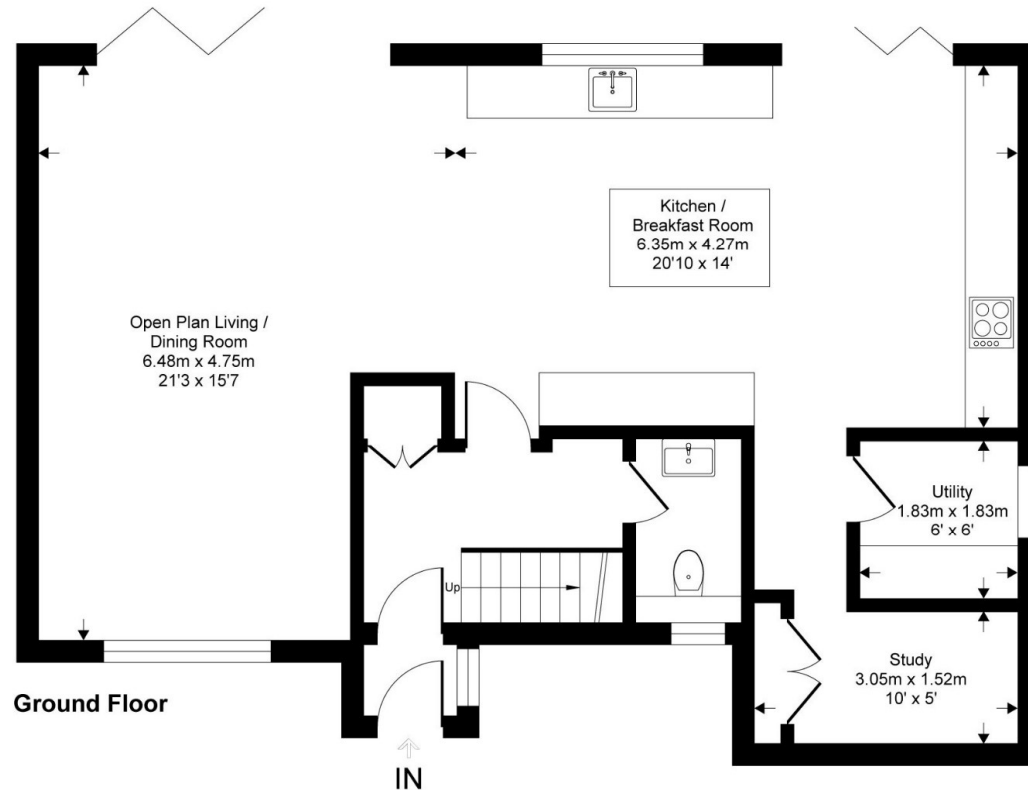
A spacious modern detached house affording largely open plan living space of contemporary design, set off a quiet village lane, with off road parking and a secluded southerly facing rear garden.

- Entrance vestibule • Hall • Cloakroom • Open plan living/dining room and adjoining kitchen/breakfast room • Utility room
- Study • Inner hall • Landing • Two double bedrooms • Dressing room / store • Bath/shower room • Potential to extend
- Gas central heating • EPC rating C • Double width driveway • Landscaped southerly rear garden



New Cut

Approximate Gross Internal Area = 131.6 sq m / 1417 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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