



4 bed detached house to buy in

Cottage Lane, Westfield, Hastings, East
Sussex, TN35 4QW

£300,000 Starting Bid

🏠 x4 🚗 x2 🚻 x2

Tenure

Freehold

Driveway parking

Property features

- ✓ Expanse of Off Road Parking
- ✓ Large Rear Garden
- ✓ Country Lane Location
- ✓ A Short Walk to Schooling &
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

located on a tranquil country lane, this extended link detached four-bedroom family home.

The ground floor of this property features a spacious entrance hall and primary living area, perfect for entertaining guests, a well appointed L-shaped kitchen, a convenient utility room offering flexibility for use as additional living space, a home office, or a hobby room to suit the needs of the new owners along with a ground floor toilet. To the first floor there are four generously sized bedrooms and a family bathroom.

The property benefits from a detached garden outbuilding, currently being used as two extra bedrooms, providing ample accommodation for a growing family or visiting guests. The property also enjoys a large driveway, ensuring convenience for multiple vehicles.

A highlight of this property is the expansive rear garden, providing a peaceful retreat and ample space for outdoor activities. With scope to enhance both the interior and exterior of the property, this residence offers endless possibilities for customisation to create the ideal home.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Detached House

Parking: Driveway

Year built: 1980

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

Cottage Lane, Westfield, Hastings, East Sussex, TN35 4QW

Contact your local branch today for more information on this property:

19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

