

**Auction**

## 4 bed detached house to buy in

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

**£300,000** Starting Bid

 x 4  x 2  x 2

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

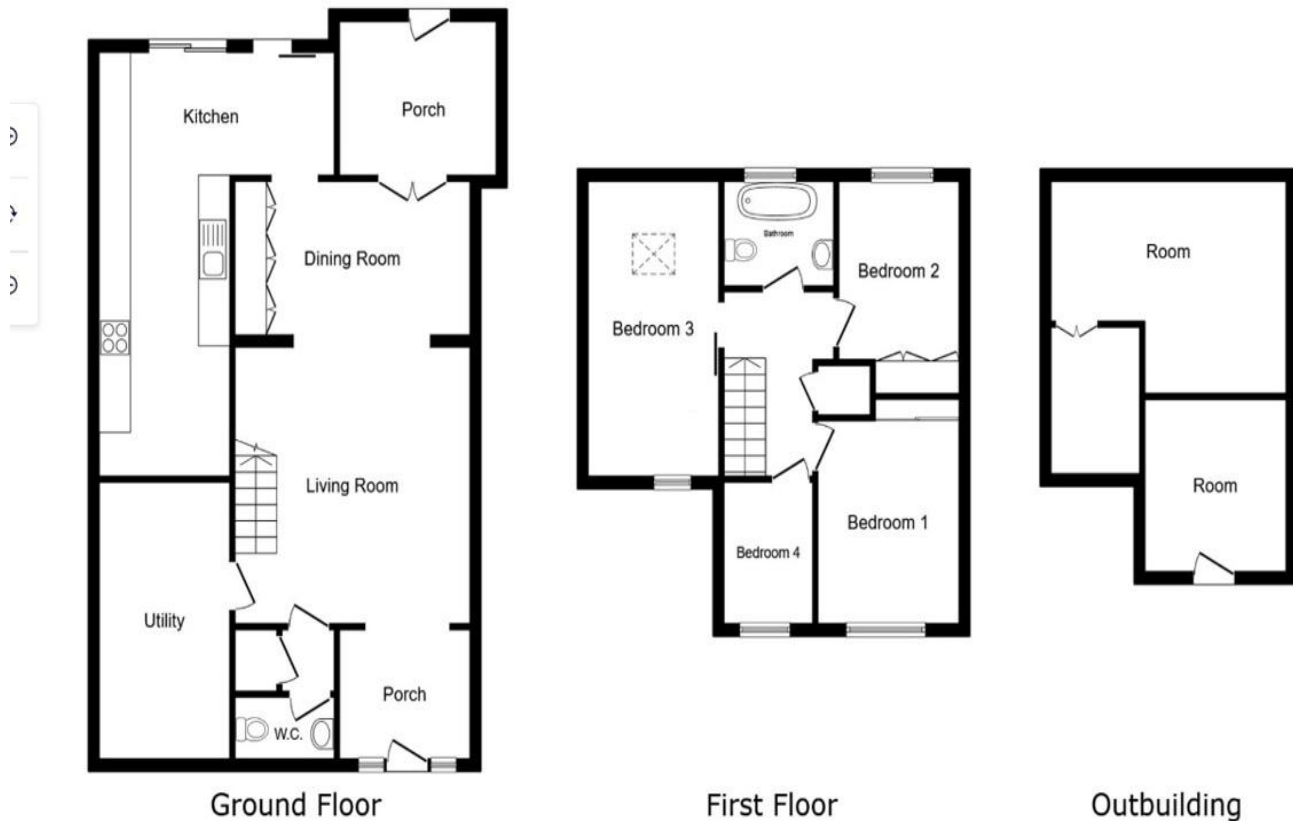
Water meter: No

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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