



Lambert & Foster



HOMESTEAD

COTTAGE LANE, WESTFIELD, EAST SUSSEX, TN35 4RU

A detached three-bedroom family home on a plot of 0.45 acres (TBV) together with a detached three-bedroom park home and a large commercial garage with a lapsed operator's licence for two HGV vehicles. This is a fantastic opportunity for both a family home and further development (STPP). The property is offered to the market Chain Free.

OFFERS IN EXCESS OF £685,000

FREEHOLD



HOMESTEAD

COTTAGE LANE, WESTFIELD, EAST SUSSEX, TN35 4RU

Lambert & Foster are delighted to bring to market Homestead, a chain free semi-rural property with fantastic views over the surrounding countryside. The property presents the new owner with an excellent opportunity to purchase a detached three-bedroom family home with potential to modernise and a host of further development opportunities (STPP) on a large plot of approximately 0.45 acres (TBV)

Homestead is a brick-built family home of approximately 1100 square feet of internal living space and consists of, on the ground floor, a kitchen, dining room, living room, large central hallway and a cloak room. On the first floor are three double bedrooms, a shower room and a separate cloakroom.

The property also benefits from a detached three-bedroom park home in excellent condition throughout with a modern kitchen, family bathroom, and an open plan kitchen and dining room.

To the rear of the plot there is a large commercial garage with a lapsed operator's licence for two HGV vehicles.

- Three-bedroom detached family home
- Three-bedroom park home
- Large commercial garage
- 0.45 acre plot (TBV)
- Development potential (STPP)



SITUATION

Homestead has been in the same family since 1955 and is situated in a semi-rural position in the village of Westfield near Hastings. The property benefits from a village location close to transport links and amenities yet in a tucked away position with countryside views. Westfield is situated 5 miles from the large seaside town of Hastings which has direct rail links to London. Westfield has a plethora of amenities including a public house, Post Office, hairdresser and butcher.

DIRECTIONS

WHAT3WORDS: YOGA.ELABORATE.LEVELS

POSTCODE: TN35 4RU

From the A28 turn left into Cottage Lane. Homestead can be found on your left.

GARDENS & GROUNDS

Outside, the property is approached via long private drive leading directly to the house, park home and the commercial garage. The entire plot is approximately 0.45 acres (TBV) and includes a large front garden. To the rear of the house is a further garden while the park home has an attractive decking area linking to the rear garden.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Homestead, Cottage Lane, Westfield, Hastings, TN35 4RU

Approximate Area = 1097 sq ft / 101.9 sq m (excludes carport)

Annexe = 707 sq ft / 65.6 sq m

Garage = 219 sq ft / 20.3 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 2171 sq ft / 210.5 sq m

For identification only - Not to scale



VIEWING: By appointment only.
Sussex Office: 01435 873999.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil + Electric

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band E **EPC:** E (52)

COVENANTS: Please contact the office for more information

FLOOD & EROSION RISK:

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

CONSTRUCTION TYPE: Brick

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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