



WESTFIELD

EAST SUSSEX

JACKSON-STOPS 

DOWN EDGE,
MAIN ROAD, WESTFIELD, HASTINGS, EAST SUSSEX, TN35 4SL

Guide Price of £650,000

A SPACIOUS FAMILY HOME IN NEED OF MODERNISATION WITH INTEGRAL ANNEXE AMID PRETTY GARDENS IN A TUCKED AWAY YET CENTRAL VILLAGE LOCATION



DESCRIPTION

Down Edge is a spacious family home originally dating from the 1930s and subsequently extended to create adaptable family living space including an integral one bedroom annexe. The property is set amid lovely gardens in a discreet village setting with good access to village amenities and convenient road links nearby.

The property presents traditional brick elevations and the frontage is particularly attractive, having a wide gable housing the storm porch and dormer window above. The property has been a much loved family home. However, it now requires modernization and provides the opportunity to put your own stamp onto this versatile family home.

The accommodation is generously proportioned throughout. At the front, there are two reception rooms including a double aspect sitting room with raised stone open fireplace flanked by bookshelves and a dining room with picture rail. There is also a fitted kitchen with adjacent breakfast room and a study. The property benefits from a ground floor extension which comprises a bedroom and shower room with adjacent reception room, ideal for use as an annexe. Upstairs are three generously proportioned bedrooms and a spacious family bathroom. In addition, the integral garage (currently utilized as a utility room) offers potential for conversion to further accommodation, subject to planning.

The house is set amid established south facing gardens which are a particular highlight of the property. A new owner might prefer to reduce the height of some of the hedges, thus opening up views of the adjoining fields. The gardens include a multitude of flowering shrubs, herbaceous plants, spring bulbs and established trees, creating colour and interest throughout the seasons. From the lane, there is gated access to the gravelled driveway which provides parking for several vehicles. In addition to the integral garage, there is a detached brick built double garage.

*** NO ONWARD CHAIN ***



FEATURES

- Storm porch with original oak door giving access to entrance hall leading to landing with picture window
- Double aspect sitting room with stone raised open fireplace and garden views
- Dining room with picture rails and garden views
- Kitchen fitted with a range of modern cabinets with integral electric oven, combi microwave, gas hob and fridge/freezer
- 3 double bedrooms – the master including fitted wardrobes
- Generously sized family bathroom and ground floor cloakroom
- Ground floor annexe comprising reception room, bedroom lobby and shower room
- Integral garage with power and light in situ
- Detached double garage with power and light in situ
- Lovely mature south facing garden and ample parking area



SITUATION

Down Edge is located in the village of Westfield which lies on the A28 in an area of Outstanding Natural Beauty. The village benefits from a village shop, butchers, hairdressers and Primary School. The property is conveniently located adjacent to the doctors' surgery; there is a bus stop moments away and The New Inn public house is within walking distance. The highly regarded restaurant, The Wild Mushroom, is just a short drive away. The historic market towns of Battle and Rye offer more comprehensive shops, restaurants and cultural events along their picturesque high streets. The seaside town of Hastings is a 15 minute drive away.

Nearby there are lovely walks over neighbouring countryside. Brede High Woods are a short drive away plus Powdermills Reservoir providing further opportunities for rambling and family recreation and the coast is close by. The property is also situated in 1066 Country with all its associated attractions.

Schools in the area cater for children of all ages in both the state and private sector including Westfield and Brede Primary Schools, Vinehall School at Robertsbridge, Battle Abbey School, nearby Clarenton Schools, Claverham Community College at Battle, Saint Ronan's and Marlborough House at Hawkhurst and Robertsbridge Community College.

The A21 gives access to the M25 for Gatwick and Heathrow airports. Alternatively, the A21 gives access to Dover, Folkestone and Ashford International which provide high speed services to London St Pancras in only 37 minutes and to the Continent. Robertsbridge and Battle provide rail services direct to London main line stations in about 80 minutes.

A21 2.5 miles
The Coast 5 miles
Battle 6.2 miles
Robertsbridge 8.6 miles
(All distances are approximate)



DIRECTIONS

From Hurst Green, head south on the A21 for around 10 miles. Turn left onto the A28 Westfield Lane signed to Westfield. Proceed for 2 miles and turn right into the entrance to Westfield Surgery. Down Edge is located immediately on the right.

PROPERTY INFORMATION

- Services: Gas central heating. Mains electric, gas, water and drainage.
- Local Authority: Rother district council.
- Council Tax band (2021/22): G.
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- Viewings: Strictly by appointment on 01580 720000.

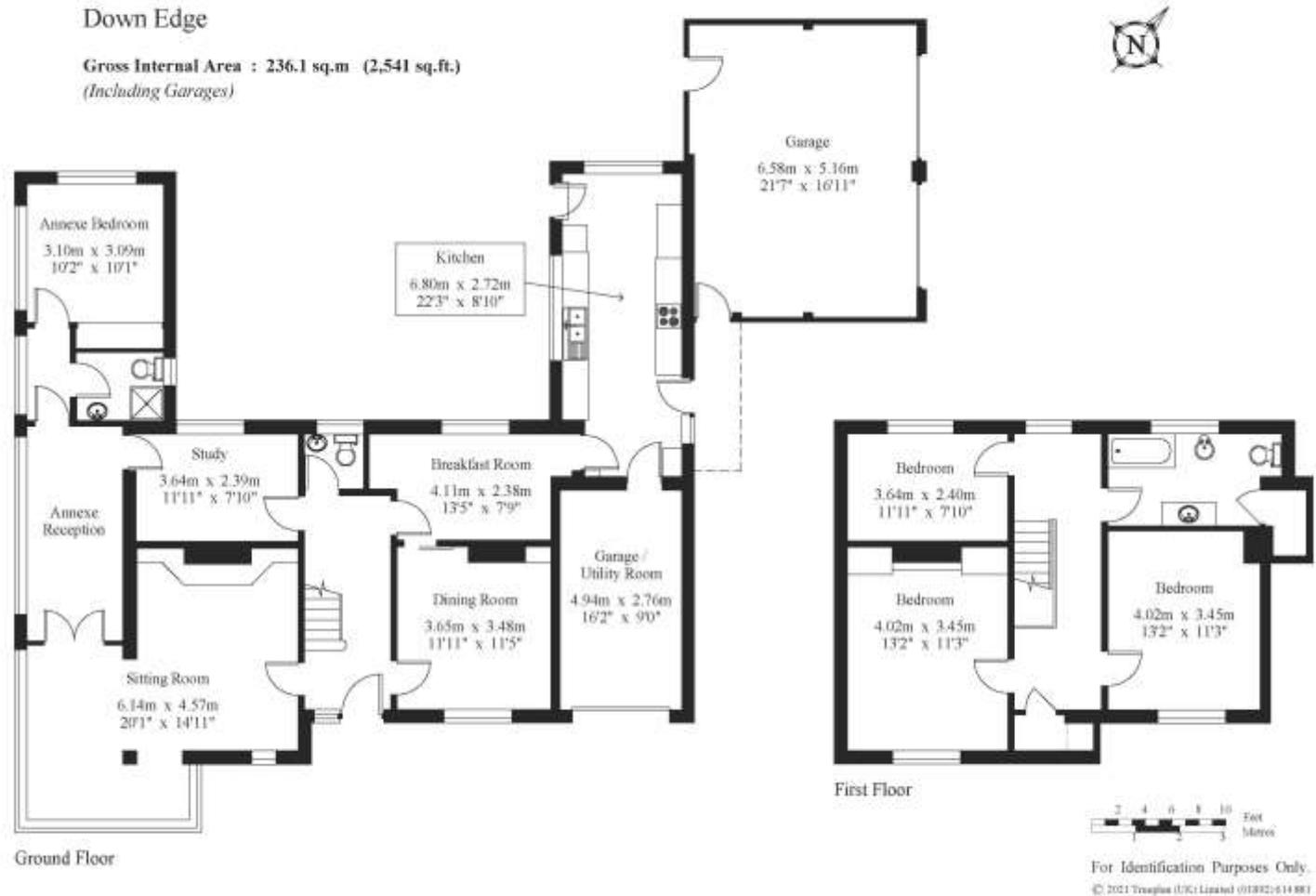
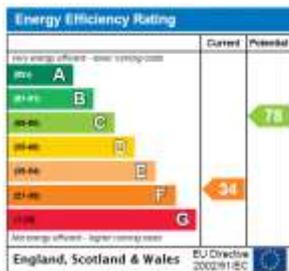
Private Finance

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IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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