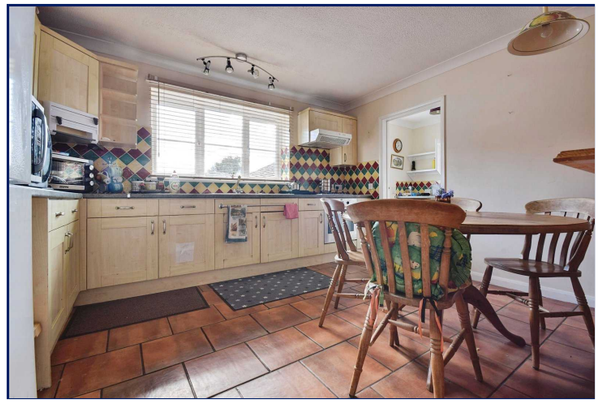


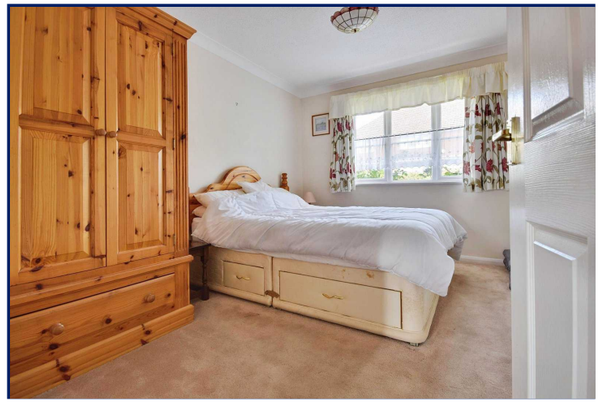














New Cedelia, Chapel Lane,
Westfield, Hastings, East Sussex,
TN35

Asking Price: £550,000
Freehold

Reeds Rains

reedsrains.co.uk

New Cedelia, Chapel Lane, Westfield, Hastings, East Sussex, TN35

Asking Price: £550,000 Freehold

Council Tax Band: D
EPC Rating: C

Description
Situated on the highly desirable Chapel Lane which is a more private cul-de-sac in heart of the peaceful village of Westfield, that offers easy walking distance to local amenities. This well-presented three-bedroom detached bungalow offers an excellent opportunity for home movers seeking comfort, space, and long-term practicality.

The village setting is a real draw, with reputable local schools, a handful of independent shops including a traditional butcher, and easy access to the A21 for a straightforward run into Hastings town centre. Well maintained throughout, the bungalow combines spacious, private accommodation with a design geared towards easy, single-storey living this is ideal for anyone looking to future-proof their home without sacrificing space or style.

Inside, a bright and generously proportioned entrance porch and hallway leads off to a living room with dual-aspect windows and French doors opening onto the private, enclosed rear garden flooding the space with natural light and creating an easy flow between indoors and out. A spacious kitchen/dining room offers plenty of space and natural light and features a handy adjoining utility area. Three well-proportioned double bedrooms follow, the principal benefiting from its own en-suite shower room and family bath/shower room w.c that serve the property perfectly.

Outside, the rear garden wraps around from front, side and rear of the property and is a genuine retreat, filled with mature shrubs, well-stocked borders, two greenhouses and a garden shed. To the front, a private garden and driveway provide off-road parking, leading through to a garage with space for a vehicle. Double glazing and underfloor heating throughout add a further layer of everyday comfort.

The property is offered for sale with no onward chain and early viewings are strongly encouraged for this spacious and well presented home, positioned within an enviable position within the much requested village location.

Location
Chapel Lane sits in a peaceful, tucked-away corner of the highly sought-after village of Westfield, a location known for its quiet, semi-rural setting. Westfield is one of the larger villages in the area, lying five miles north of Hastings within the Rother district of East Sussex.

The village itself offers a genuine sense of community, with reputable local schools, a handful of independent shops including a traditional butcher, and everyday essentials close at hand. For those needing to travel further afield, convenient access to the A21 provides an easy run into Hastings town centre, while nearby Three Oaks station offers a further option for those commuting or exploring the wider area.

Chapel Lane's rural charm, combined with its practical links to Hastings and the surrounding countryside, makes it a particularly popular choice for buyers seeking a peaceful village lifestyle without sacrificing convenience.

Entrance Porch
6' x 5' (1.83m x 1.52m)

Entrance Hall
9' x 15'10" (2.74m x 4.83m)

Living Room
16'1" x 11'6" (4.9m x 3.5m)

Kitchen/Diner
12'10" x 12'6" (3.9m x 3.8m)

Utility Room
6'8" x 5'10" (2.03m x 1.78m)

Bedroom One
15'9" x 11'2" (4.8m x 3.4m)

Bedroom Two
11'10" x 9'10" (3.6m x 3m)

Bedroom Three
11'6" x 9'10" (3.5m x 3m)

Bath/Shower Room W.C
10'2" x 7'6" (3.1m x 2.29m)



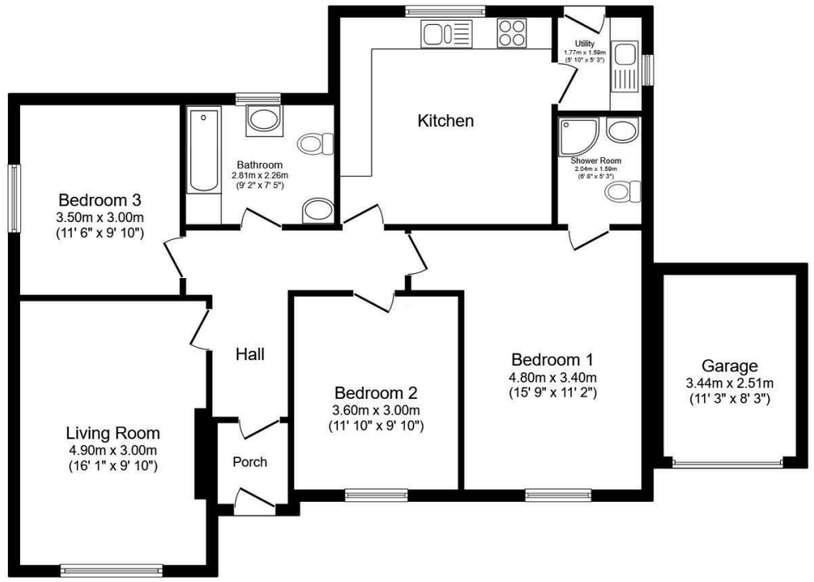
For full EPC please contact the branch.

Driveway
Ample parking for in large car

Garage
18' x 9' (5.49m x 2.74m)

Gardens
Wrap around the property

Freehold



Floor Plan

Total floor area: 97.1 sq.m. (1,045 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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