



Cottage Lane
Westfield, East Sussex, TN35 4RP
Guide price £600,000 Freehold

Wyatt
Hughes

COTTAGE LANE, WESTFIELD, EAST SUSSEX, TN35 4RP

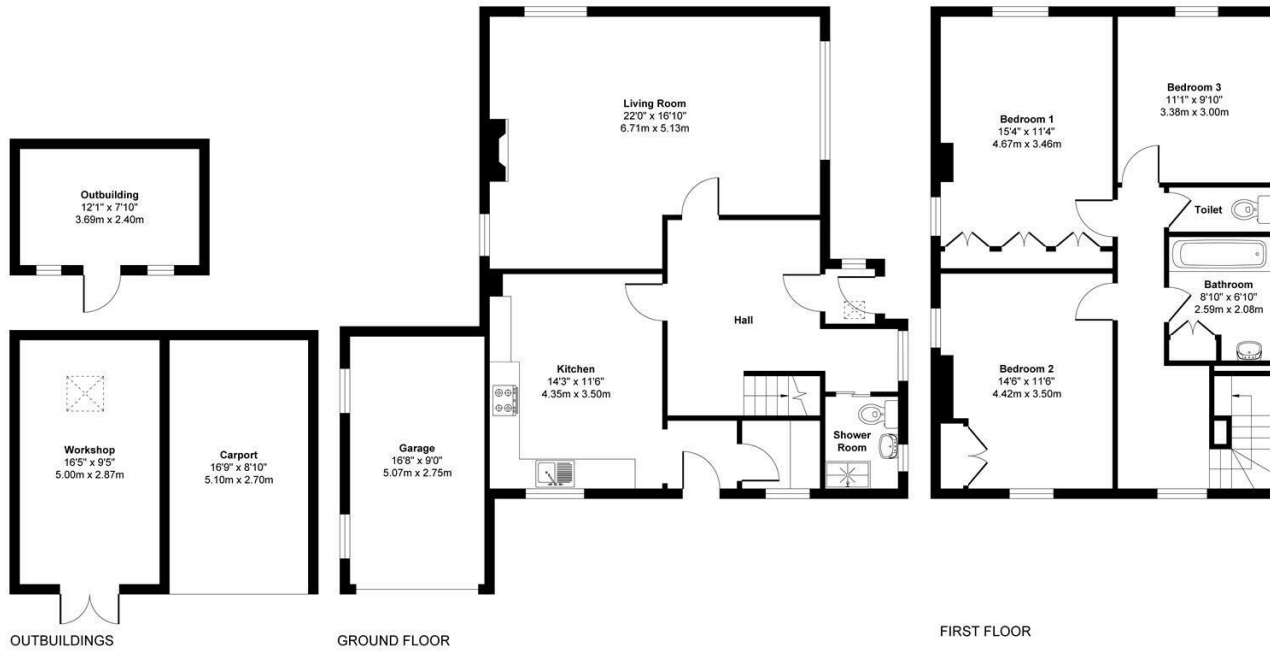
GUIDE PRICE £600,000 £600,000 FREEHOLD



- EPC RATING E • COUNCIL TAX BAND F • THREE BEDROOM DETACHED COTTAGE-STYLE HOME • GENEROUS PLOT WITH ESTABLISHED GARDENS AND LAND • AMPLE OFF-ROAD PARKING • GARAGE AND CAR PORT • SMART AND WELL-PRESENTED THROUGHOUT • SPACIOUS LIVING ROOM WITH DUAL ASPECT • SOUGHT-AFTER VILLAGE LOCATION IN WESTFIELD • ENJOYING A PEACEFUL COUNTRY LIFESTYLE SETTING

Cottage Lane

Approximate Gross Internal Floor Area
1768 sq. ft / 164.25 sq. m



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt Hughes

