



Stonestile Lane, TN35

£1,000,000 Freehold

4061 sq ft (377 m²) • 5 bed, 4 bath, 2 receptions

Seaside commuter town to London

Pool, cinema/entertainment room

Balcony and landscaped gardens

Study, utility room and prep kitchen

Double carrae and larae driveway



Douglas
& Gordon



A one-of-a-kind property in the idyllic village of Westfield! This unique, detached house boasts five bedrooms and is spread over three floors. It features a wrap-around garden, an indoor swimming pool, and a cinema/entertainment room, making it a must-see home for those seeking luxury and comfort. This home awaits its new owners to put their stamp on it.

Open house on Saturday 20th July from 12pm to 4pm (booking essential)

The property is situated on the outskirts of Hastings, on a tranquil lane, yet conveniently close to local coastal attractions, transport links, and schools. The nearest mainline stations provide regular services to London via the Charing Cross/Cannon Street line. Golf enthusiasts will appreciate the numerous courses available in Rye, Sedlescombe, Cooden, and Hastings, while sailing opportunities can be found at Bewl Water, Rye Harbour, and Eastbourne Marina. This is a fantastic opportunity to reside in an area rich in history, offering a variety of cultural events throughout the year. Additionally, the area boasts many excellent schools and superb transport links to the A21, M25, London Heathrow and London Gatwick airports, the Channel Tunnel, ferry ports, and the Eurostar station at Ashford.

*Disclaimer- the vendor is related to a Douglas & Gordon Property Broker.

Approximate gross floor area:
 4061 sq ft (377 m²)
 Includes Cellar or Storage
 Space where applicable

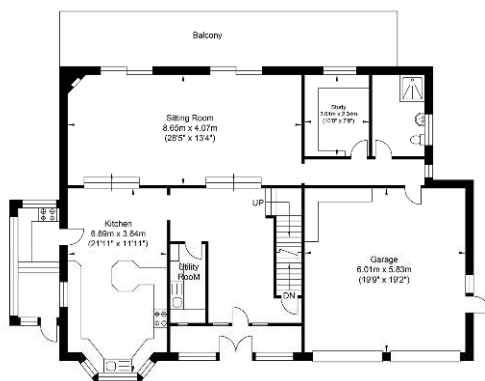
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 NOT TO SCALE.

As defined by RICS code of
 measuring practice

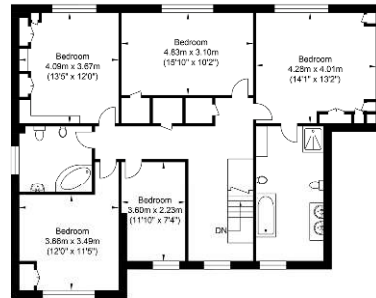
Photoplan

This floorplan is representative and for
 illustrative purposes only. The measurements
 provided are approximate only and not to
 scale. They should not be relied upon by any
 party. Prospective purchasers or tenants are
 advised to carry out their own survey if they
 require reliable measurements. No
 responsibility is taken for any error, omission,
 misstatement or use of data shown.
 Details Prepared: 15 July 2024

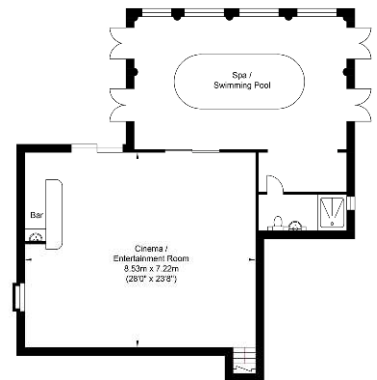
Stonestile Lane, Westfield



Ground Floor
 Approximate Floor Area
 1652.36 sq ft
 (153.51 sq m)



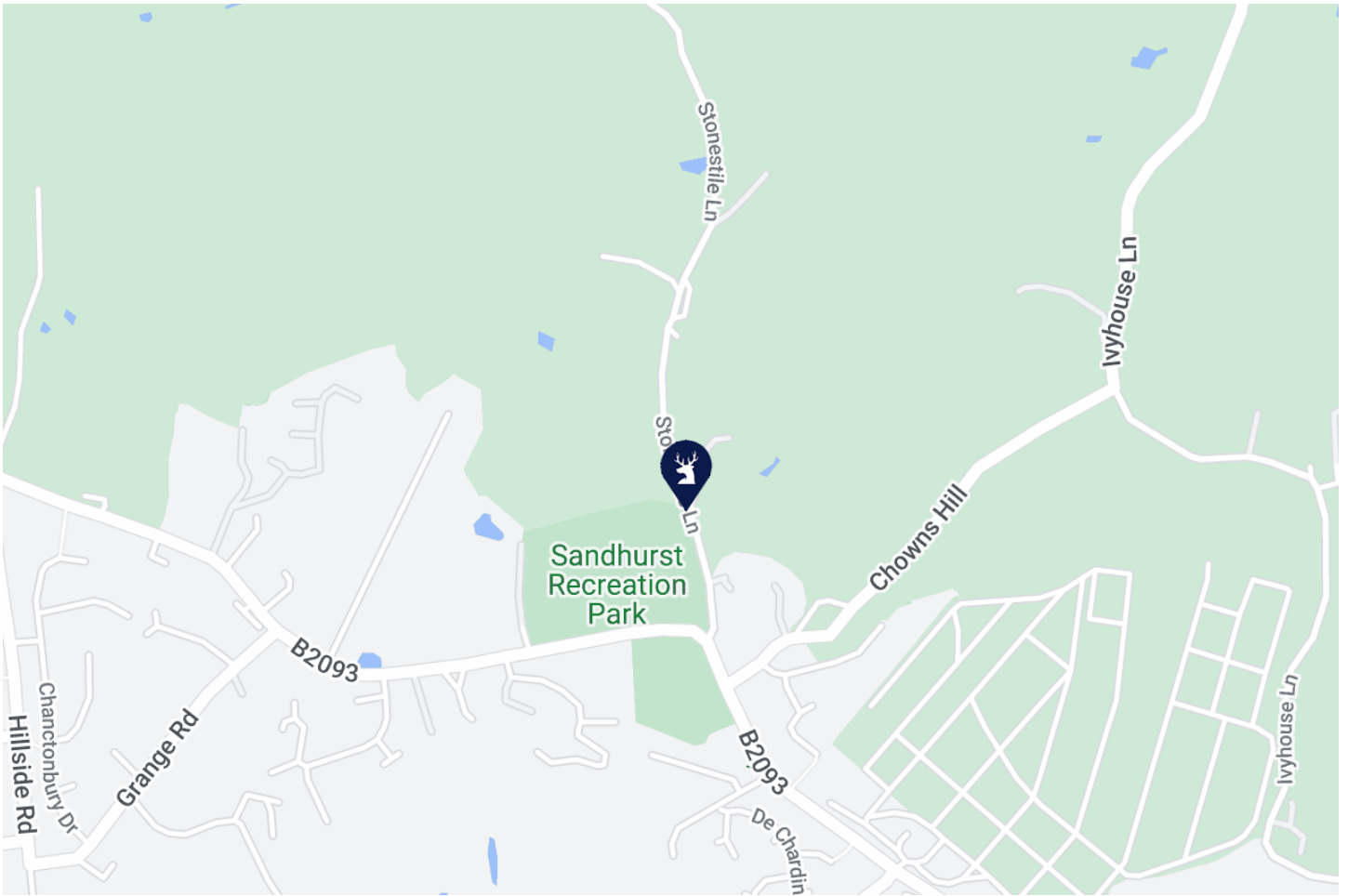
First Floor
 Approximate Floor Area
 1239.35 sq ft
 (115.14 sq m)



Second Floor
 Approximate Floor Area
 1170.25 sq ft
 (108.72 sq m)



Approximate Gross Internal Area = 377.37 sq m / 4061.97 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Good to know

Nearby station: Hastings
 3050m (10 mins) (Line of sight)
 Gross floor area: 4061 sq ft (377 m²)
 Local authority: Hastings Borough Council
 Council tax band: G



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(17-5) A			
(81-91) B			
(69-80) C			75
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

East Sussex Office

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