



OAKFIELD



Workhouse Lane, Hastings

£1,350 Per Month



SUMMARY

This unique 16th century cottage is tucked away in serene countryside, only a short walk to the heart of Westfield village.

The main living space naturally draws everything together. The living room and dining area is where most of the day unfolds — somewhere to work from home when needed, gather for meals, and settle in by the fire as the evening closes in. In winter, the inglenook fireplace becomes the centre of the house, giving a real sense of warmth. In summer, with the doors open, light moves through the space with the garden feeling private and open at the same time, with a beautiful rural outlook.

The kitchen has been refitted and sits comfortably within the flow of the home. It's practical without fuss, with everything close to hand and space for the essentials. The downstairs shower room is modern and fitted with shower cubicle, wash basin and WC.

Upstairs, the bedrooms are set out across the upper two floors. The main bedroom has its own en-suite and a slightly lower ceiling that adds to the cottage feel. The additional rooms offer flexibility — whether that's space for children, guests, or somewhere to work or study with a bit of separation from the main living areas. Each room looks out to far-reaching views, giving a constant sense of space beyond the house itself.

Other benefits include secure front garden, gas central heating and off-road parking for one car.

Available now

Annual income threshold £40,500





GROUND FLOOR

Living Room / Dining Room Total Space

21'9" narrowing to 14'3" x 15'2" narrowing to 8'6"

Living Room Area

15'2" x 14'3"

Dining Room Area

8'6" x 7'3"

Kitchen

12'7" x 6'11"

Shower Room

7'6" x 3'10"

FIRST FLOOR

Master Bedroom

15'5" narrowing to 10'2" x 12'11" narrowing to 9'1"

Ensuite Bathroom

5'5" x 4'9"

SECOND FLOOR

Bedroom 2

14'9" x 10'5"

Bedroom 3

12'9" x 10'5"

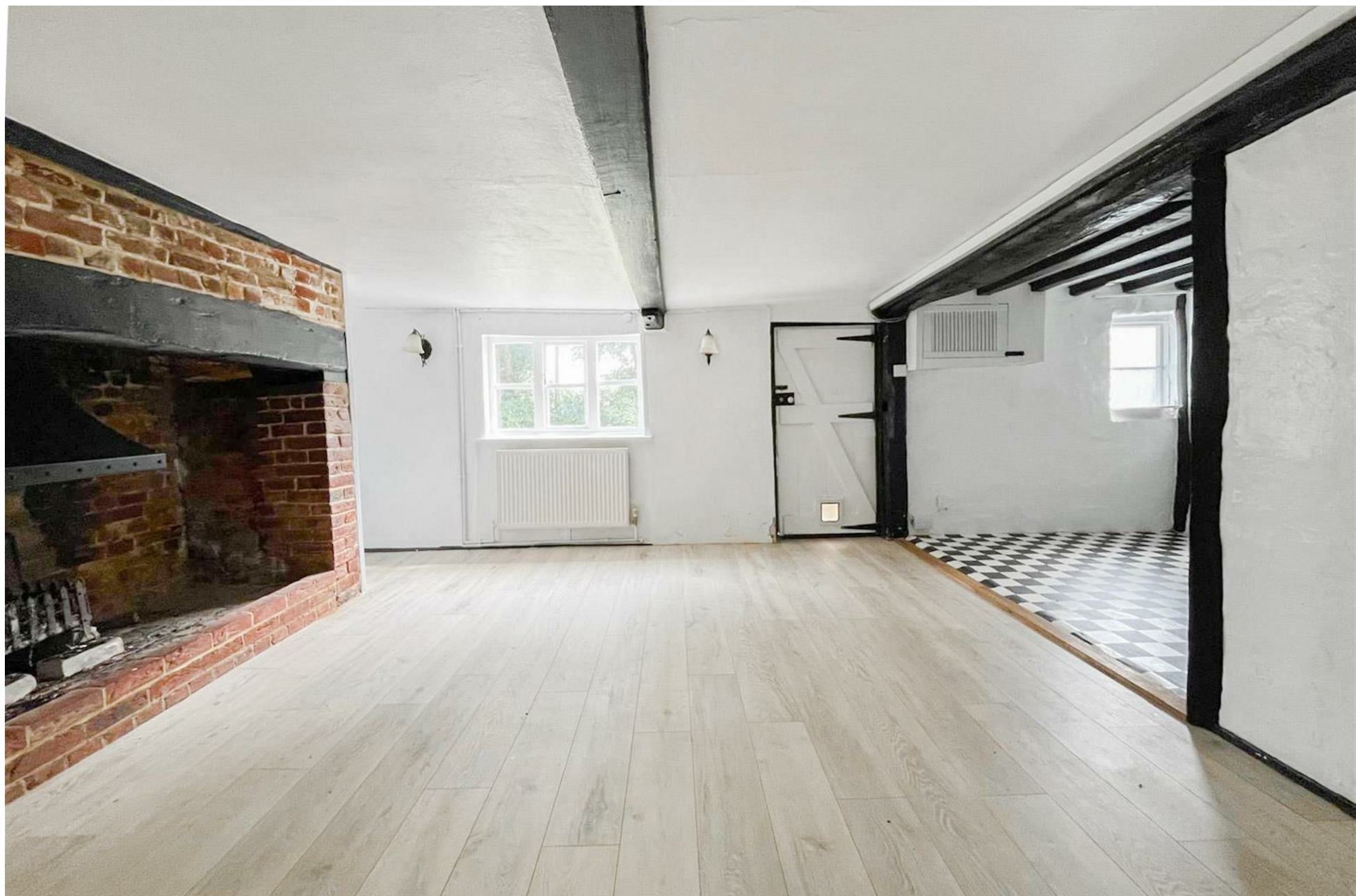
Bedroom 4

15'3" narrowing to 11'8" x 10'5" narrowing to 4'2"

OUTSIDE SPACE

Council Tax Band D - £2,576.64 per year













INFORMATION

Local Authority

Rother District Council

Council Tax Band

D

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

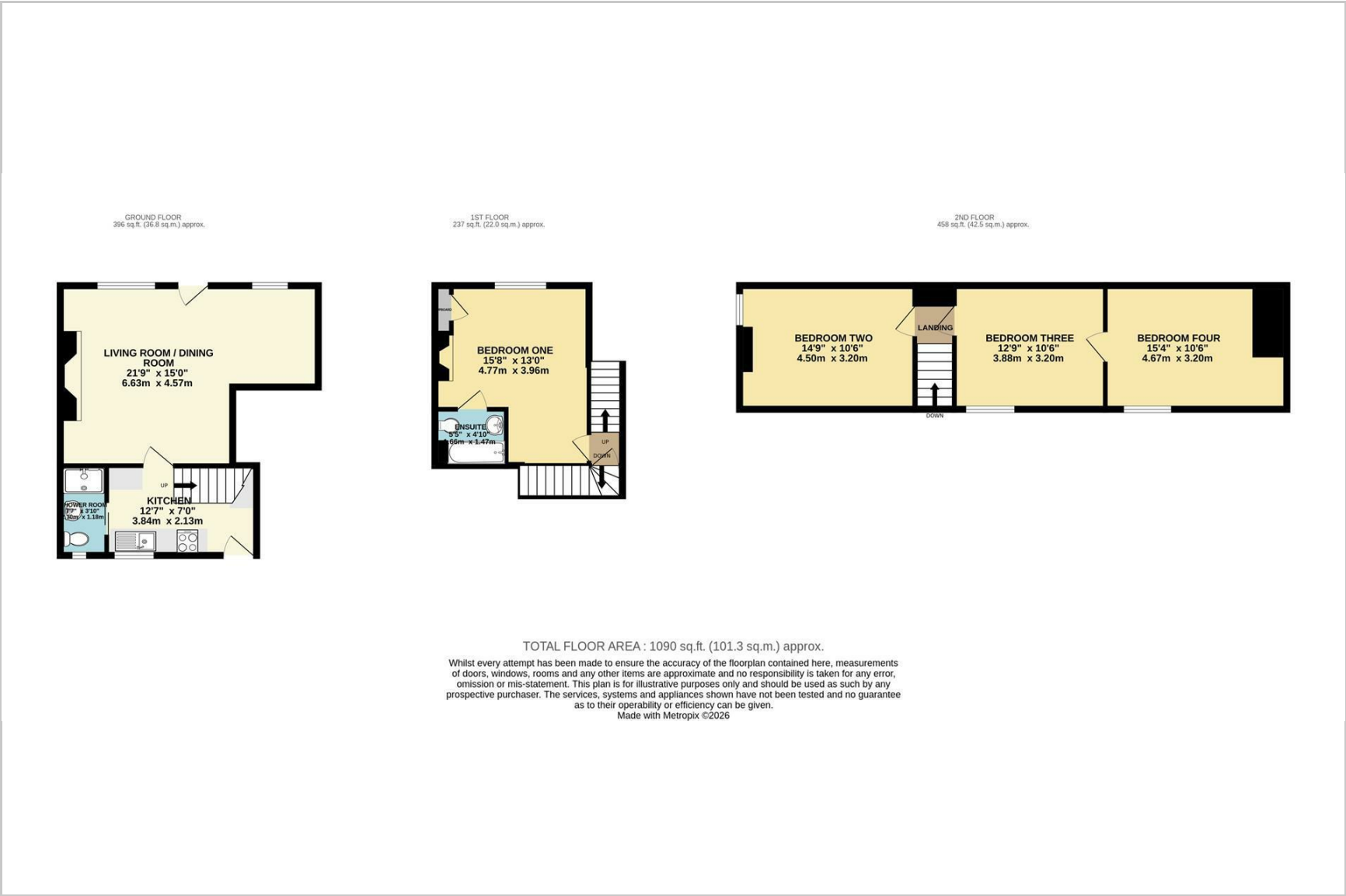
Viewings

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

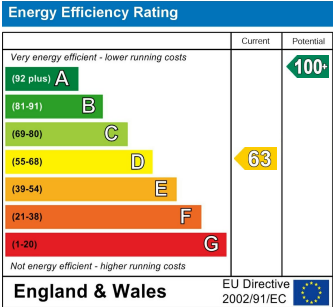
Area Map



Floorplan



Energy Efficiency Graph



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