122 Westfield Lane, St. Leonards-On-Sea, East Sussex TN37 7NQ
£799,000 Freehold

Tucked away behind electric gates and a tree lined frontage, this detached home sits in approximately 1.5 acres (TBV) of private grounds and offers a rare chance to create something truly special. Once a very impressive house, it now invites its next owner to modernise, reimagine and put their own stamp on it. Through the gates, the driveway leads to a detached double garage and on to the rear, where the gardens unfold to reveal stables, a summer house, a swimming pool with its own terrace and a raised rear terrace, all with lovely outlooks and a wonderful feeling of being in your own bubble. The grounds may also offer scope to develop, subject to planning and consents. Inside, a welcoming entrance lobby with a separate shower room and wc leads to a spacious inner hall and the stairs. A dual aspect study, ideal as a bedroom, suits annexe style ground floor living. The kitchen opens to a dual aspect dining room and a sun room overlooking the grounds, while sliding doors lead to three connected reception areas: a lower entertaining room with French doors to the garden, a grand sitting room with a brick fireplace and wood burner, and a versatile reception room. Timber floors run through much of the ground floor, with tiling to the kitchen, dining and sun room. Upstairs are three double bedrooms, two with en suites, each opening onto the roof terrace, including an expansive principal suite. Westfield is close by, with its pub, convenience store and post office, recreation ground, sports hub, countryside walks, GP surgery and schooling. Historic Battle, with its mainline station, schools and High Street, is a short drive, as are Hastings, its seafront, trendy West St Leonards and the Old Town.

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Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

226.7 m²

2441 ft²

Balconies and terraces

15.6 m²

168 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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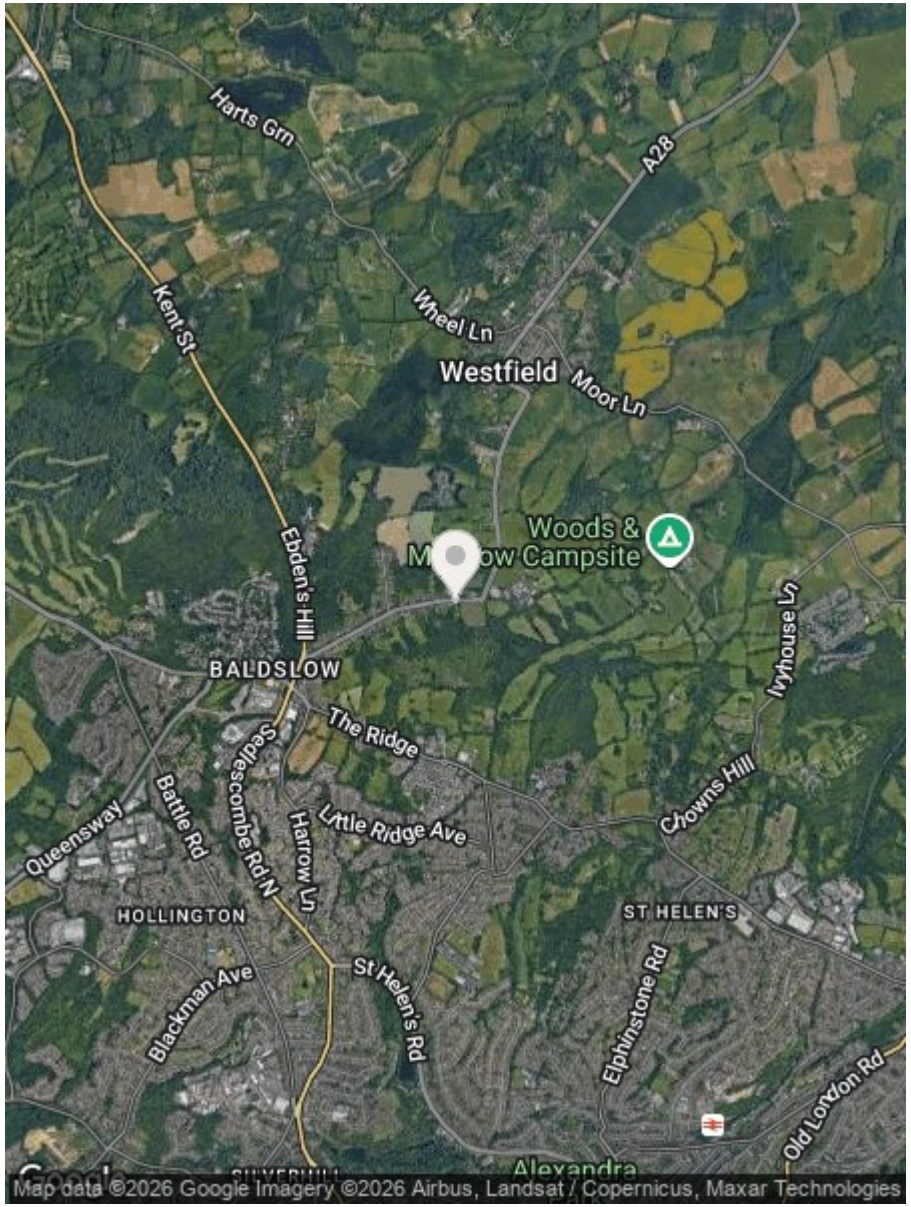

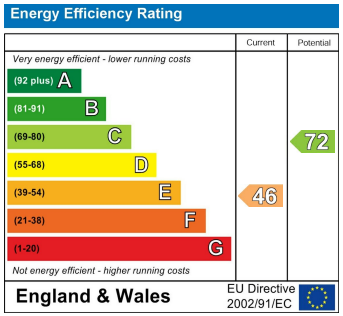

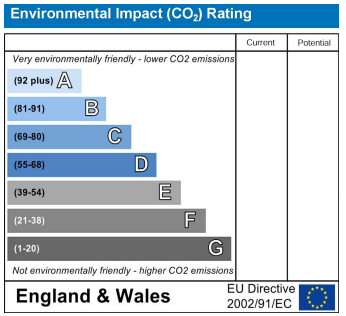

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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