



ESTATE AGENTS

**20a, Westfield Lane, St. Leonards-On-Sea, TN37  
7NG**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £399,950**



An exciting opportunity has arisen to acquire this BRAND NEW THREE DOUBLE BEDROOM, TWO BATHROOM, DETACHED HOUSE with a BEAUTIFULLY PRESENTED PRIVATE GARDEN and DRIVEWAY. Located on a sought-after and RARELY AVAILABLE ROAD on the outskirts of St LEONARDS, on route to the SEMI-RURAL VILLAGE of WESTFIELD.

The property has been built to an EXCEPTIONAL STANDARD throughout whilst offering spacious accommodation comprising an entrance hallway, 20ft LIGHT AND AIRY LIVING ROOM which leads to the garden, BESPOKE FITTED KITCHEN and a DOWNSTAIRS WC, whilst to the first floor you will find THREE GOOD SIZED DOUBLE BEDROOMS with the master enjoying its own LUXURY EN SUITE in addition to the main bathroom. To the rear of the property is a GENEROUSLY SIZED PRIVATE AND SECLUDED REAR GARDEN, whilst to the front there is a driveway providing AMPLE OFF ROAD PARKING.

Located on a sought-after road within easy reach of the A21, leading to the SEMI-RURAL village of Westfield and the nearby town of Battle.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE HALLWAY**

Stairs rising to the first floor accommodation, door to:

#### **LOUNGE-DINER**

20'3 max x 16'10 max (6.17m max x 5.13m max )

Spacious light and airy living space with double glazed French doors to rear aspect leading out to the garden, double glazed window to rear aspect, two radiators, telephone and television points, large built in under stairs storage cupboards.

#### **KITCHEN**

11'5 x 8'9 (3.48m x 2.67m)

Bespoke and comprising a range of eye and base level units with worksurfaces over, a number of integrated appliances, four ring electric hob with extractor above, integrated fridge freezer, integrated microwave, integrated washing machine, integrated dishwasher, inset sink with mixer tap.

#### **WC**

Dual flush wc, floating wash hand basin with storage below, marble effect part tiled walls,

matching floor tiles, chrome ladder style radiator, extractor fan, double glazed obscured window to front aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, built in storage cupboard.

#### **BEDROOM**

12'8 x 9'4 (3.86m x 2.84m)

Double glazed window to rear aspect, radiator, television point, door to:

#### **EN SUITE SHOWER ROOM**

Luxury suite comprising a walk in shower, dual flush wc, floating wash hand basin with storage below, shaver point, chrome ladder style radiator, extractor fan, double glazed obscured window to side aspect.

#### **BEDROOM**

13'2 x 9'4 (4.01m x 2.84m)

Double glazed window to front aspect, radiator, television point, loft hatch providing access to loft space.

#### **BEDROOM**

13'4 x 7' (4.06m x 2.13m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Luxury suite featuring a panelled bath with mixer tap, shower attachment and shower screen, dual flush wc, floating wash hand basin with storage below, chrome ladder style radiator, shaver point, extractor fan, part tiled walls with matching floor tiles, double glazed obscured window to front aspect.

#### **REAR GARDEN**

Beautifully presented, private and secluded with a patio area abutting the property, steps up to a further patio area offering ample space for seating and entertaining, exterior lighting, power points. Predominantly laid to lawn with a range of mature shrubs, enclosed fenced boundaries and side access to the front of the property with lighting and water tap. The vendor has also advised that there is an electric cable from the house to the upper patio area, providing the opportunity for a garden room/ outbuilding to be installed.

#### **OUTSIDE - FRONT**

The property is set back from the road with a driveway providing off road parking. Patio area to the front of the property with a canopied entrance and exterior lighting. The property is due to be laid with a block paved driveway soon.





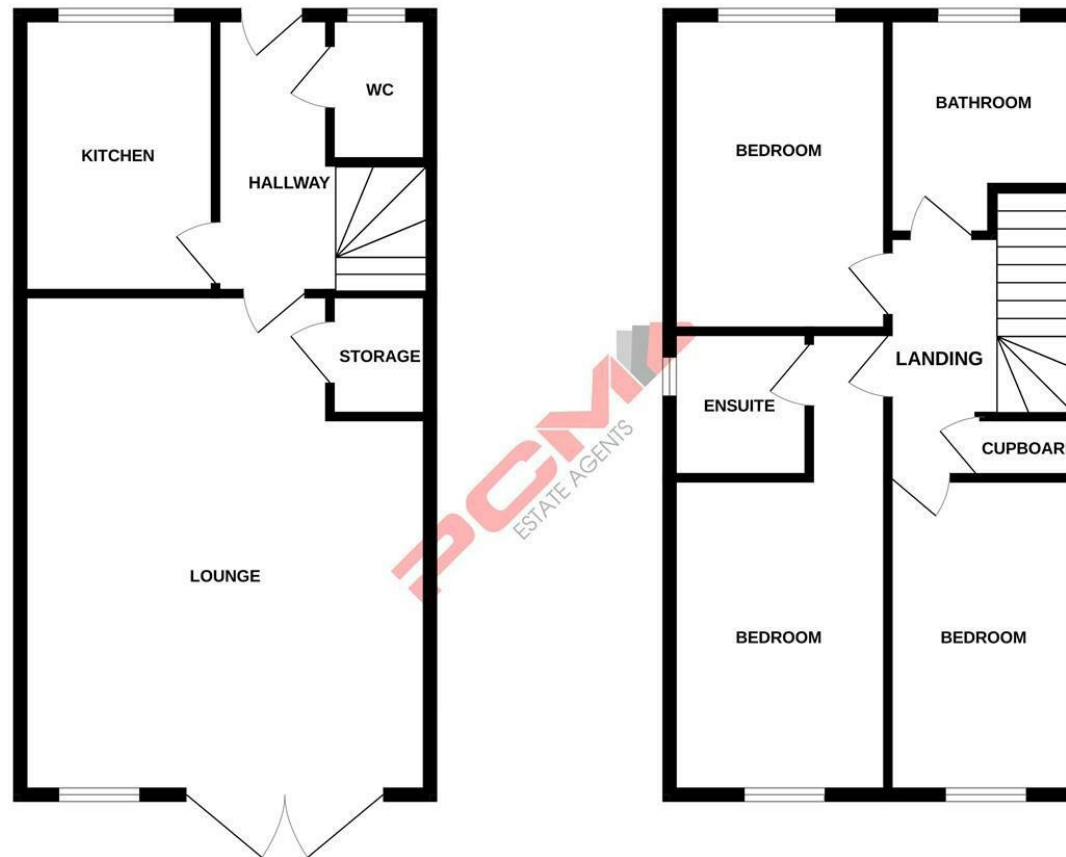












TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.