



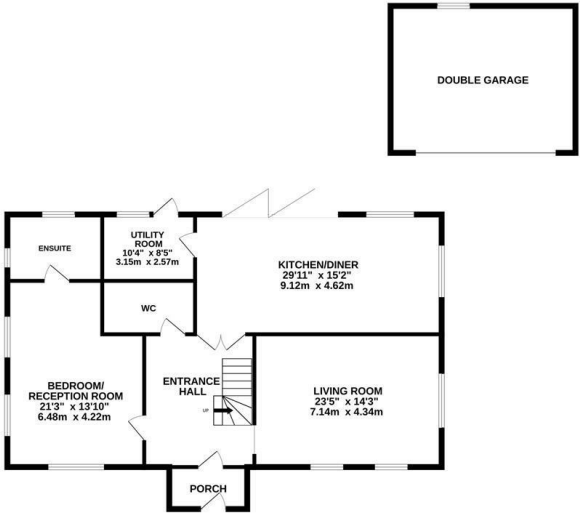
Westfield Lane, St. Leonards-On-Sea TN37 7NG

Offers in excess of £825,000

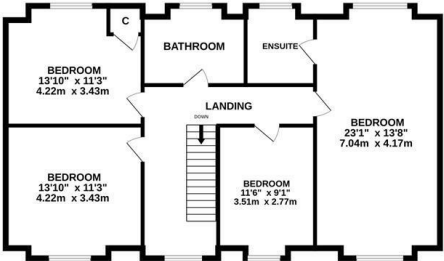


An attractive and uniquely designed five bedroom detached house with a DETACHED DOUBLE GARAGE and extensive gardens. It's enviably located on the CUSP OF THE VILLAGE OF WESTFIELD, within easy reach of Hastings, the A21 and the historic Town of Battle which offers sought after schooling and a mainline railway station with connections to London. Spanning two storeys the accommodation here is presented to an excellent standard throughout enjoying an OPEN PLAN AND VERSATILE LAYOUT. On the ground floor you enter in to a large and welcoming entrance hall, there is a generous DUAL ASPECT LIVING ROOM and a ground floor bedroom which measures 21'3 x 13'10 with a STYLISH EN-SUITE SHOWER ROOM. The impressive eat-in kitchen spans the rear of the property with BI-FOLDING DOORS opening to the park-like rear garden to create a sense of indoor/outdoor living. The kitchen is fitted with CONTEMPORARY UNITS housing integrated appliances including a fridge/freezer, two ovens and two dishwashers, together with an ADJOINING UTILITY ROOM offering additional storage, plumbing for a washing machine and access to

GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



1ST FLOOR
1080 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 2503 sq.ft. (232.5 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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