



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

Offers in excess of £735,000



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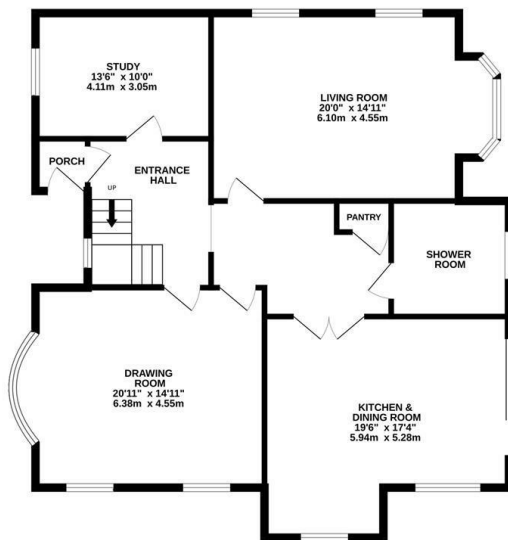
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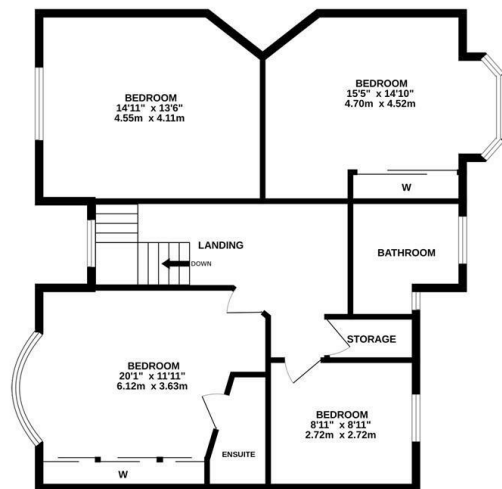
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This generous 1930s DETACHED HOUSE stands in EXTENSIVE ROLLING GARDENS, bordering the Maplehurst woodlands site of special scientific interest (SSI). It is local to WESTFIELD VILLAGE, has near access to local shops, state and private primary schools and lies within the Claverham Community College secondary school catchment area. The location balances rurality and convenience with near access to the A21, the market town of Battle with its mainline station to London and the Cinque Ports coastline. The house is accessed via an IN AND OUT DRIVEWAY with ample parking, a GARAGE AND CAR PORT with an e-vehicle fast charger. Enjoying FIVE BEDROOMS AND TWO RECEPTION ROOMS with a wealth of original features including exposed floorboards which flow throughout most of the ground floor. Entering the home the welcoming hallway leads to an ample well decorated, DUAL ASPECT LIVING ROOM with a WOODBURNING STOVE and large bay window which frames a lovely outlook of the garden, there is a separate drawing room, a study/bedroom, an easy access shower-room with w/c, a separate pantry and a large well appointed

GROUND FLOOR  
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 2007 sq.ft. (186.4 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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