



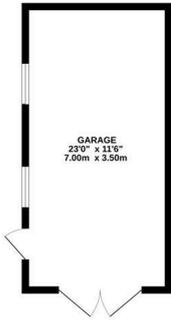
Westfield Lane, St. Leonards-On-Sea TN37 7NG

£460,000

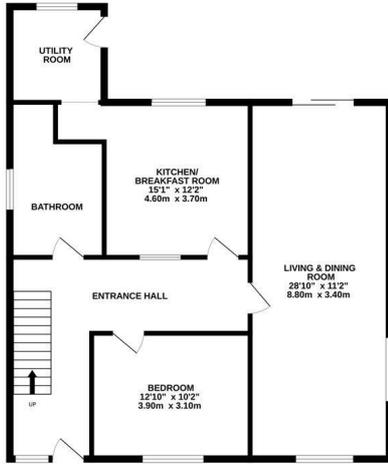


A deceptively spacious three DETACHED CHALET STYLE HOME with extensive lawned gardens, OFF ROAD PARKING WITH MULTIPLE VEHICLES and a detached garage. It's situated in an enviable position on the cusp of the Village of Westfield, on a good bus route and within walking distance to a local shop, easy reach of a nearby supermarket, popular schooling and the Conquest Hospital. The accommodation here is arranged over two storeys offering a VERSATILE LAYOUT, there is a TRIPLE ASPECT LIVING AND DINING ROOM which measures 28'10 x 11'2 with a feature fireplace and sliding doors at the rear of the property leading out to the garden. There is a separate kitchen/breakfast room with a useful adjoining utility, a double bedroom and large family bathroom with a sunken bath and separate shower enclosure. The upper floor houses two further well-proportioned double bedrooms, a cloakroom and TWO LARGE EAVES STORAGE CUPBOARDS. The principal bedroom is positioned at the rear of the property enjoying a LEAFY ASPECT towards neighbouring woodland. Externally the generous garden is South facing and enjoys the sun throughout the day, it's mainly lawn to lawn which is surrounded by mature trees and hedging, there is an area of patio and access to the detached, double length garage. Being sold with NO ONWARD CHAIN.

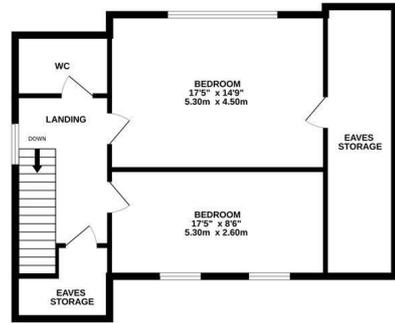
GARAGE
294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
560 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1867 sq.ft. (173.4 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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