



FLOOR PLAN COMING SOON



85 Westfield Lane, St Leonards On Sea, TN37 7NF

FLOORPLANS

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4 Bedrooms 3 Receptions 2 Bathrooms sq m area

85 Westfield Lane, St Leonards On Sea, TN37 7NF

Freehold

£620,000





PROPERTY DETAILS

An exceptionally well presented four double bedroom, three reception room detached family house, set back from Westfield Lane and within close proximity to local amenities in St Leonards as well as local schools, Conquest Hospital and The Ridge connecting to Battle & A21 to London.

The property provides comfortable living accommodation to include a 19'10 x 12'11 dual aspect sitting room with feature Inglenook fireplace, a 17'0 x 12'11 dining room and a rear family room/study. The kitchen/breakfast room includes built-in appliances, an adjoining utility room and a downstairs cloakroom. From the returning central staircase & spacious galleried landing the four bedrooms include a master bedroom with built-in wardrobes & en-suite bathroom with corner Jacuzzi bath, fitted wardrobes to bedroom two and a 11'10 x 6'6 family bathroom with separate tiled shower cubicle.

Outside there is a block paved driveway providing off road parking for several vehicles, a 19'7 x 19'0 detached double garage and access to the side of the house. A particular feature are the level lawned & established gardens providing a great family/entertaining space. Further benefits include gas fired central heating and double glazing. Viewing is considered essential to appreciate this wonderfully presented family home.



ROOM DIMENSIONS

Entrance Vestibule
7'0 x 6'10 (2.13m x 2.08m)

Reception Hall
12'0 x 9'7 (3.66m x 2.92m)

Sitting Room
19'10 x 12'11 (6.05m x 3.94m)

Dining Room
17'0 x 12'11 (5.18m x 3.94m)

Family Room
11'11 x 9'10 (3.63m x 3.00m)

Kitchen/Breakfast Room
16'10 x 12'11 (5.13m x 3.94m)

Utility Room
9'0 x 6'0 (2.74m x 1.83m)

Downstairs Cloakroom

First Floor Galleried Landing
17'0 x 15'3 (5.18m x 4.65m)

Master Bedroom
13'10 x 13'0 (4.22m x 3.96m)

En-suite Bathroom
9'6 x 5'1 (2.90m x 1.55m)

Bedroom Two
14'8 x 12'11 (4.47m x 3.94m)

Bedroom Three
12'11 x 8'11 (3.94m x 2.72m)

Bedroom Four
12'11 x 10'6 (3.94m x 3.20m)

Bath/Shower Room
11'10 x 6'6 (3.61m x 1.98m)

Driveway

Double Garage
19'7 x 19'0 (5.97m x 5.79m)

Rear Garden

FEATURES

- Detached Family House
- Favoured Location
- Four Double Bedrooms
- Three Reception Rooms
- 16'10 Kitchen/Breakfast Room
- En-suite & Family Bathroom
- Level Lawned Gardens
- Ample Off Road Parking
- Detached Double Garage
- Viewing Considered Essential

