



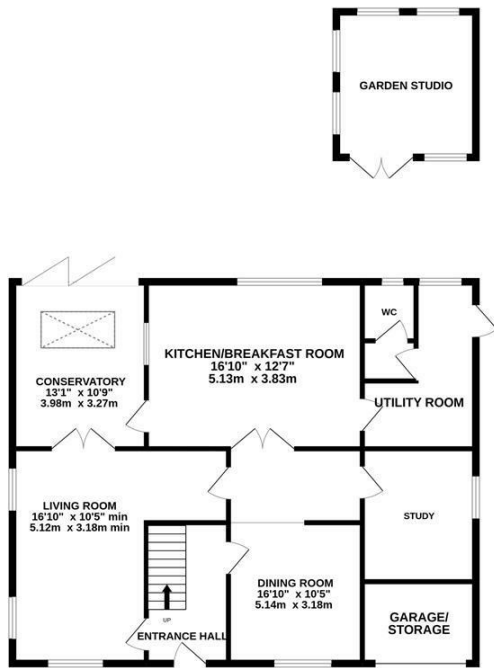
## Westfield Lane, St. Leonards-On-Sea TN37 7NE

Offers in excess of £650,000

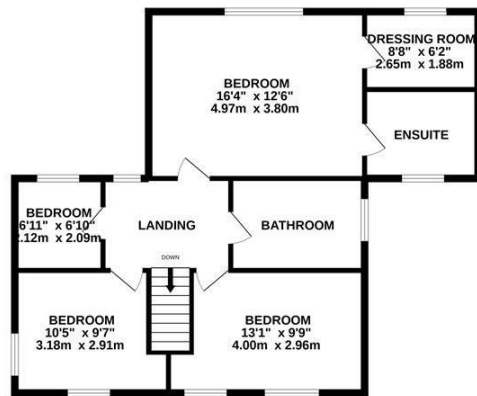


Attractive, four bedroom DETACHED FAMILY HOME set within approximately 0.34 acres in a sought after LANE LOCATION on the cusp of Westfield Village. It's ideally positioned for access to the A21, local shops and the market town of Battle where there is a mainline railway station with connections to London. The spacious accommodation here spans two storeys and has been extended to create a versatile layout perfect for family life. There is a bright, TRIPLE ASPECT LIVING ROOM with double doors leading to a CONSERVATORY which enjoys bi-folding doors, leading out to the manicured rear garden with a WOODLAND VISTA BEYOND. There is a SEPARATE DINING ROOM with a front aspect and a charming EAT-IN KITCHEN which sits at the rear of the property, with a separate UTILITY ROOM. There is also a study and handy downstairs cloakroom. The first floor house FOUR BEDROOMS, three of which are generous double rooms and the master features an EN-SUITE SHOWER ROOM and additional DRESSING ROOM. There is also a family bathroom on this level, where there is a bath with a shower and screen over. The gardens are a particular

GROUND FLOOR  
1203 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 1997 sq.ft. (185.5 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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