



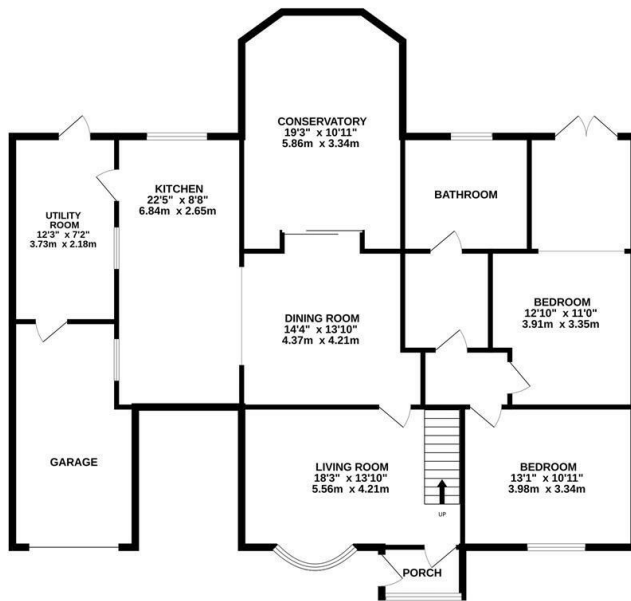
Westfield Lane, St. Leonards-On-Sea TN37 7NG

Offers in excess of £400,000

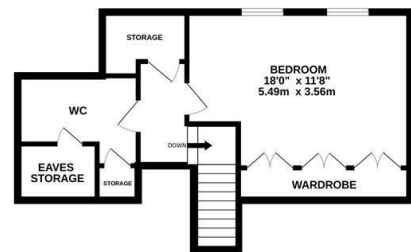


A deceptively spacious THREE BEDROOM BUNGALOW with off road parking for multiple vehicles, a garage and GENEROUS GARDENS. It's enviably positioned on the cusp of the Village of Westfield, on a good bus route and within walking distance to a local shop, easy reach of a nearby supermarket, popular schooling and the Conquest Hospital. Having been extended the accommodation here offers WELL PROPORTIONED ROOMS and a versatile layout, you enter in to an enclosed porch which leads through to the living room fitted with a wood-burning stove while the OPEN PLAN KITCHEN AND DINING SPACE is positioned at the rear of the property with sliding doors opening to the LARGE CONSERVATORY benefitting from a high ceiling and a picturesque outlook of the garden. The kitchen offers ample storage space and there is an ADJOINING UTILITY ROOM which gives access to the garage and the garden. There are two double bedrooms on the ground floor, one of which is currently used as a traditional study, together with a LARGE FAMILY BATHROOM. The principal bedroom can be found on the first floor and features BUILT-IN STORAGE.

GROUND FLOOR
1653 sq.ft. (153.6 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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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