



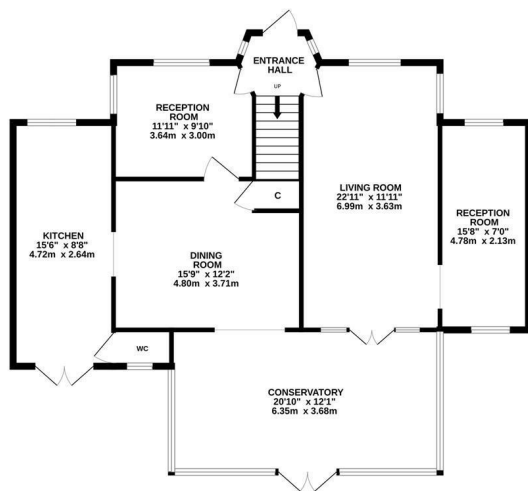
Westfield Lane, St. Leonards-On-Sea TN37 7NE

Offers in excess of £700,000

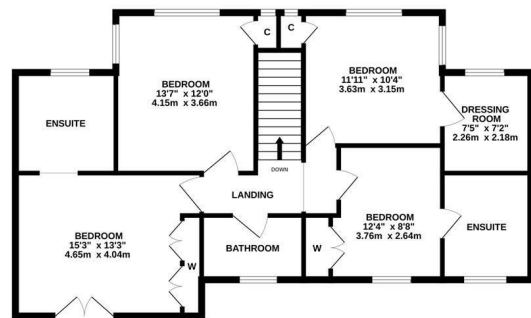


An impressive, DOUBLE FRONTED detached family home with extensive gardens and an 'in-out' driveway. It's situated in a sought after setting on the Northern outskirts of St. Leonards, on the CUSP OF THE VILLAGE OF WESTFIELD and within easy reach of the Historic market Town of Battle. There are shopping facilities nearby, good transport links, the Conquest Hospital and excellent schooling; the Claverham Community College school bus stops in the road. The accommodation here is BEAUTIFULLY PRESENTED THROUGHOUT having been extended and remodelled to offer a versatile layout, you enter in to a welcoming hallway where the ground floor is arranged as a TRIPLE ASPECT LIVING ROOM with a multi-fuel burning stove, there is a second reception room off of the living room which would make an ideal snug or playroom. There is an additional reception room which would make the perfect home office, this leads through to the dining room which in turn opens to the NEWLY FITTED KITCHEN. The stylish kitchen benefits from integrated appliances, a hot water tap and space for a range style oven with double doors at the rear leading out to a

GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 2201 sq.ft. (204.5 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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