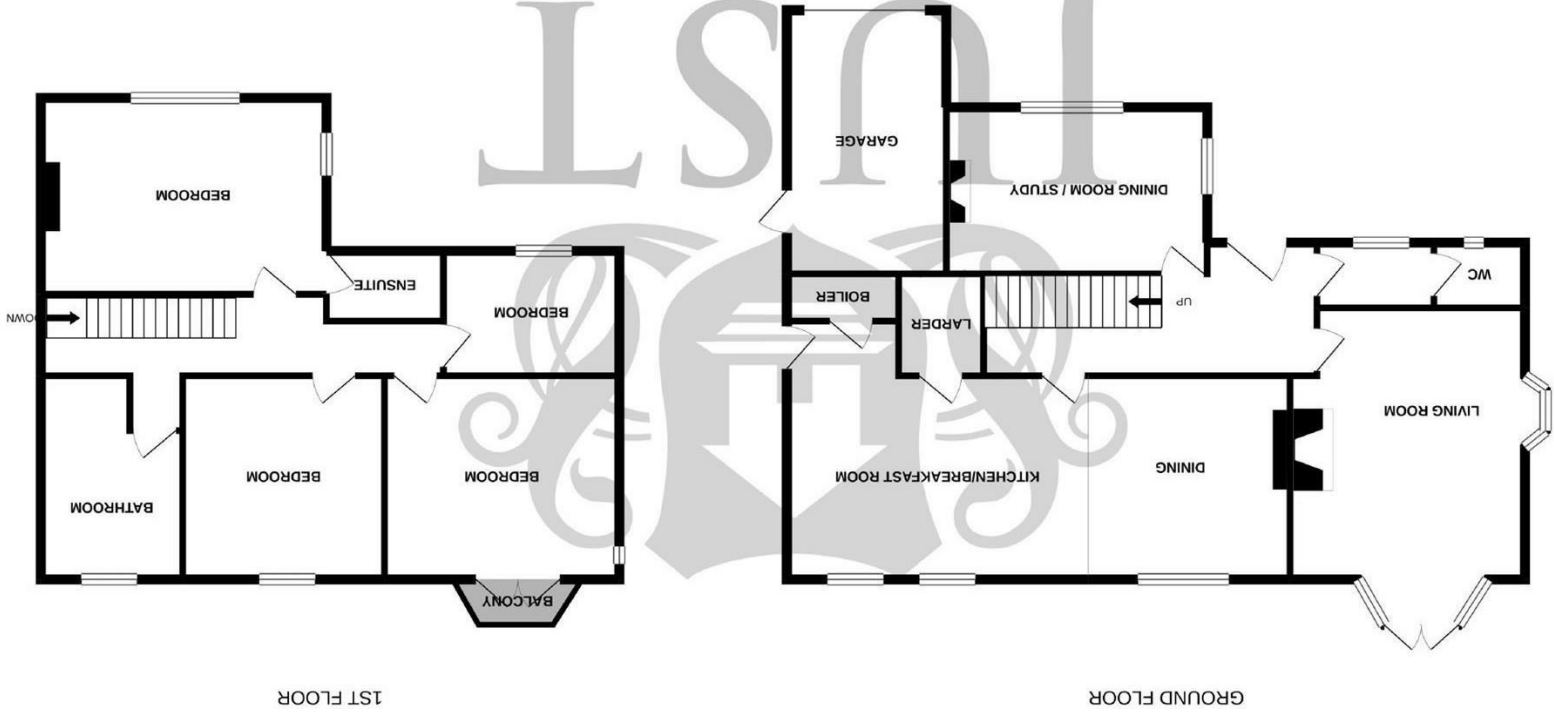




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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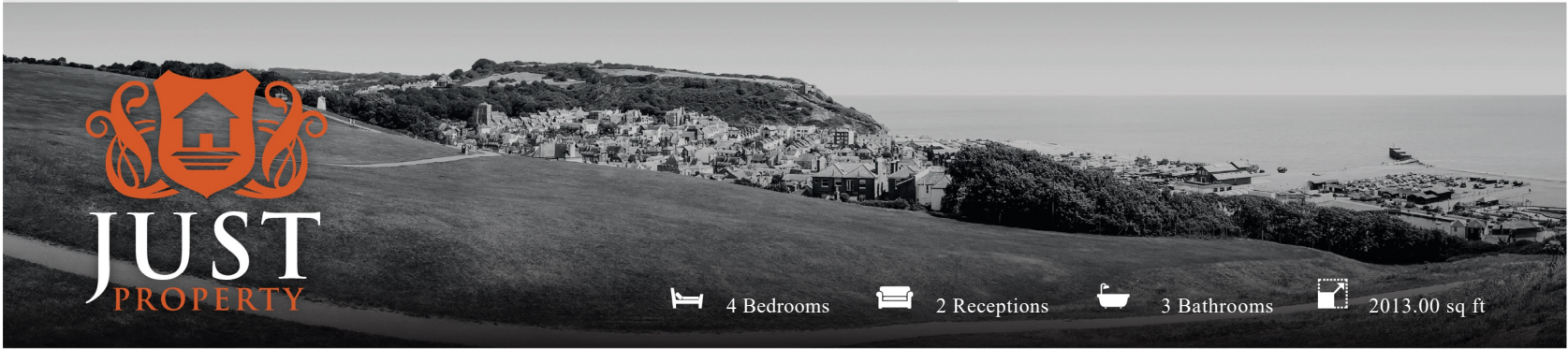
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	60	68
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

1 Westfield Lane, St Leonards On Sea, TN37 7NE

www.justproperty.net



4 Bedrooms 2 Receptions 3 Bathrooms 2013.00 sq ft

1 Westfield Lane, St Leonards On Sea, TN37 7NE

Freehold

£600,000





Freehold

£600,000



4 Bedrooms 2 Receptions 3 Bathrooms 2013.00 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £600,000

Just Property are delighted to present this beautifully improved detached family residence, located in the highly sought-after Westfield Lane area of St Leonards.

This superb home offers both charm and practicality, with a convenient setting close to the A21, providing excellent connections to London and easy access to The Ridge, Conquest Hospital, Westfield Village, local schools, bus services and amenities.

The property is entered via a welcoming hallway that leads to a downstairs cloakroom and a spacious family living room, complete with a feature fireplace and French doors opening directly onto the rear garden. There is also a versatile dining room/gym/office, again with a fireplace, while the heart of the home is the stunning fitted kitchen and breakfast room. This stylish space is finished with a central island, a useful larder and boiler room, and a range of high-quality Miele integrated appliances.

On the first floor, a galleried landing leads to the principal bedroom, measuring 15'4 x 12'9, with its own en-suite shower room. The second bedroom enjoys a private balcony overlooking the garden, while there is a further double bedroom, a single bedroom and a beautifully newly fitted in 2024 family bathroom.

Externally, the property is set back behind a lawned front garden with mature shrubs and trees. A driveway provides off-road parking for several vehicles and leads to an attached garage. To the rear, the established garden is mainly laid to lawn with well-stocked borders and patio areas, creating a private and relaxing setting ideal for outdoor entertaining.

The home further benefits from gas-fired central heating, a new boiler fitted in 2021, UPVC double glazing, and a wealth of original features throughout.

Viewing is considered essential to fully appreciate this outstanding family home.

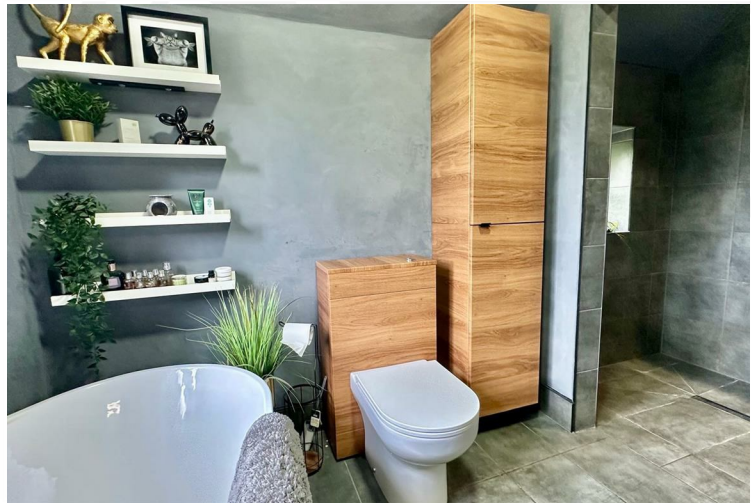
NB: Please note there is planned development next door for a house of similar looks and size.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hallway	15'5" x 11'8" (4.70 x 3.56)
17'3" x 9'8" (5.28 x 2.95)	Balcony
Downstairs Cloakroom / WC	Bedroom
11'5" x 3'2" (3.48 x 0.99)	12'4" x 11'6" (3.76 x 3.53)
Family Living Room	Bedroom
23'3" x 16'2" (7.11 x 4.95)	10'5" x 9'4" (3.20 x 2.87)
Dining Room / Gym	Bedroom
15'3" x 12'9" (4.67 x 3.89)	10'5" x 9'4" (3.20 x 2.87)
Kitchen / Breakfast Room	Family Bath / Shower Room
27'3" x 11'6" (8.33 x 3.53)	11'6" x 8'0" (3.53 x 2.46)
Larder / Utility Room	Off Road Parking
Boiler Room	Garage
Stairs to First Floor Landing	Front Garden
Bedroom	Rear Garden
15'3" x 12'9" (4.67 x 3.89)	
En-Suite Shower Room	
6'11" x 5'1" (2.13 x 1.57)	

FEATURES

- Substantial Detached Family Residence
- Highly Desirable Location Close to Hastings and Transport Links
- Four Double Bedrooms
- Two Bathrooms
- Stunning Fitted Kitchen and Dining Area
- Enclosed Rear Gardens
- Ample Off Road Parking & Garage
- Balcony
- Spacious Family Lounge
- Many Original Features



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.