





welcome to

Westdean Close, St. Leonards-On-Sea

Fox and Sons are delighted to bring to market this spacious and well presented four / five bedroom detached home, situated in the very popular Little Ridge area of Hastings. Situated within walking distance to the Conquest Hospital as well as local primary and secondary schools.













Access Via

Private front door

Entrance Hall

with wood effect laminate flooring, radiator, under stairs storage cupboard, stairs rising to first floor landing and double glazed window to front aspect

Living Room

16' 3" x 14' 4" (4.95m x 4.37m)

with wood effect laminate flooring, radiator, double glazed window to rear aspect and double patio doors to rear garden.

Dining Room

11' 2" x 8' 8" (3.40m x 2.64m)

with wood effect laminate flooring, radiator and double glazed window to front aspect

Kitchen

10' 9" x 8' 6" (3.28m x 2.59m)

with modern fitted base and wall units. gas hob, over , 1 ½ bowl stainless steel sink unit, space and plumbing for washing machine, integrated dishwasher, integrated fridge with separate freezer, part tiled walls, tile effect vinyl flooring, double glazed door to side aspect and double glazed window to front aspect

Cloakroom

with wood effect laminate flooring, low level wc, radiator, wash hand basin with mixer tap, part tiled walls and double glazed window to side aspect

Bedroom Five

10' 2" x 7' 11" (3.10m x 2.41m)

with wood effect laminate flooring, radiator and double glazed window to rear aspect

Landing

with carpet flooring, loft hatch providing access to loft area

Bedroom One

14' 3" x 10' (4.34m x 3.05m)

with wood effect laminate flooring, radiator and double glazed window to rear aspect

En-Suite Shower Room

with tiled effect vinyl flooring, low level wc, vanity enclosed wash hand basin, tiled walls, walk-in shower enclosure and double glazed window to side aspect

Bedroom Two

 $10' 5" \times 10' (3.17m \times 3.05m)$ with wood effect laminate flooring, radiator and double glazed window to rear aspect

Bedroom Three

11' 9" x 7' 1" (3.58m x 2.16m) with wood effect laminate flooring, rad

with wood effect laminate flooring, radiator and double glazed window to front aspect

Bedroom Four

9' x 8' 3" (2.74m x 2.51m) with wood effect flooring, radiator and double glazed window to front aspect

Bathroom

with tile effect vinyl flooring, low level wc, wash and basin, panelled bath with electric shower, part tiled walls and double glazed window to front aspect

Rear Garden

with laid lawn, patio area, side access to the front of the property

Front Garden

the property has off-road parking to the front for two vehicles

Garage





welcome to

Westdean Close, St. Leonards-On-Sea

- Four/ Five Bedroom Detached House
- Lounge
- Fitted Kitchen
- Family Bathroom and En Suite
- Off road Parking

Tenure: Freehold EPC Rating: C

guide price

£450,000

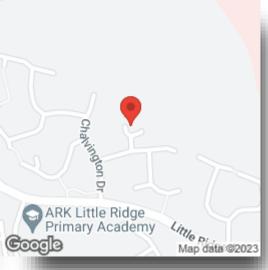


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for an purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS120612



Property Ref: HAS120612 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex, TN34 1BE



fox-and-sons.co.uk

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