



**Westdean Close, St. Leonards-On-Sea TN37 7SE**



**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" x 10' ( 3.17m x 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, 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



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## 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 any 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

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Property Ref:  
HAS120612 - 0005

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fox & sons



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