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**120 Westfield Lane, St. Leonards-On-Sea, TN37 7NQ**  
**£475,000**



**This impressive four bedroom detached bungalow, located on the outskirts of Westfield, offers spacious living in a semi-rural setting. Approached by a large driveway with ample parking for multiple vehicles, the home primarily spans the ground floor, with an additional bedroom upstairs. The expansive living room, opens to the rear garden, creating an effortless indoor-outdoor flow. The generous eat-in kitchen, connected by double doors, is perfect for family gatherings. On the ground floor, three well-sized double bedrooms, each with its own en-suite bathroom or shower room, provide privacy and comfort. The fourth bedroom, located on the upper level, enjoys tranquil views of the garden, making it ideal as a guest room or office space. The rear garden is a standout feature, offering a peaceful woodland view that enhances the sense of seclusion and privacy. With a raised deck and a large lawn, it's the perfect spot for outdoor entertaining or simply relaxing. Combining space, privacy, and charm, this property is ideal for family living in a serene, countryside setting.**





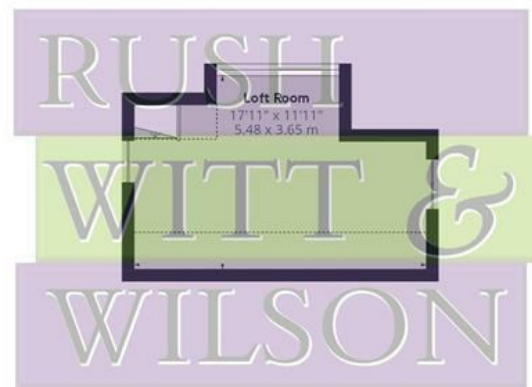








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1905.75 ft<sup>2</sup>

177.05 m<sup>2</sup>

**Reduced headroom**

47.36 ft<sup>2</sup>

4.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

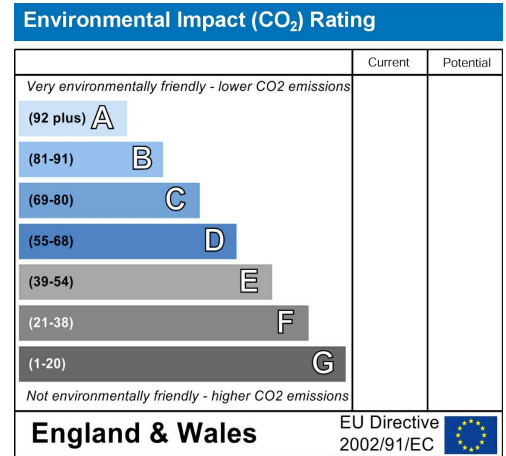
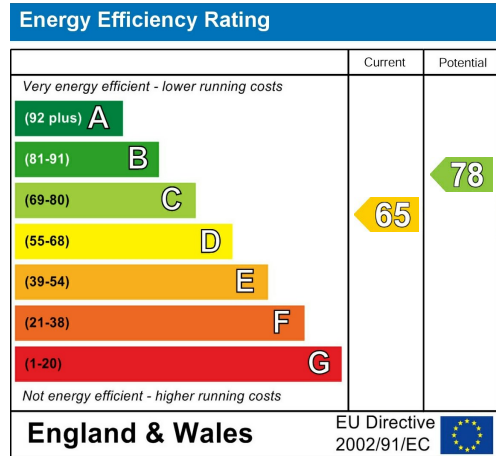
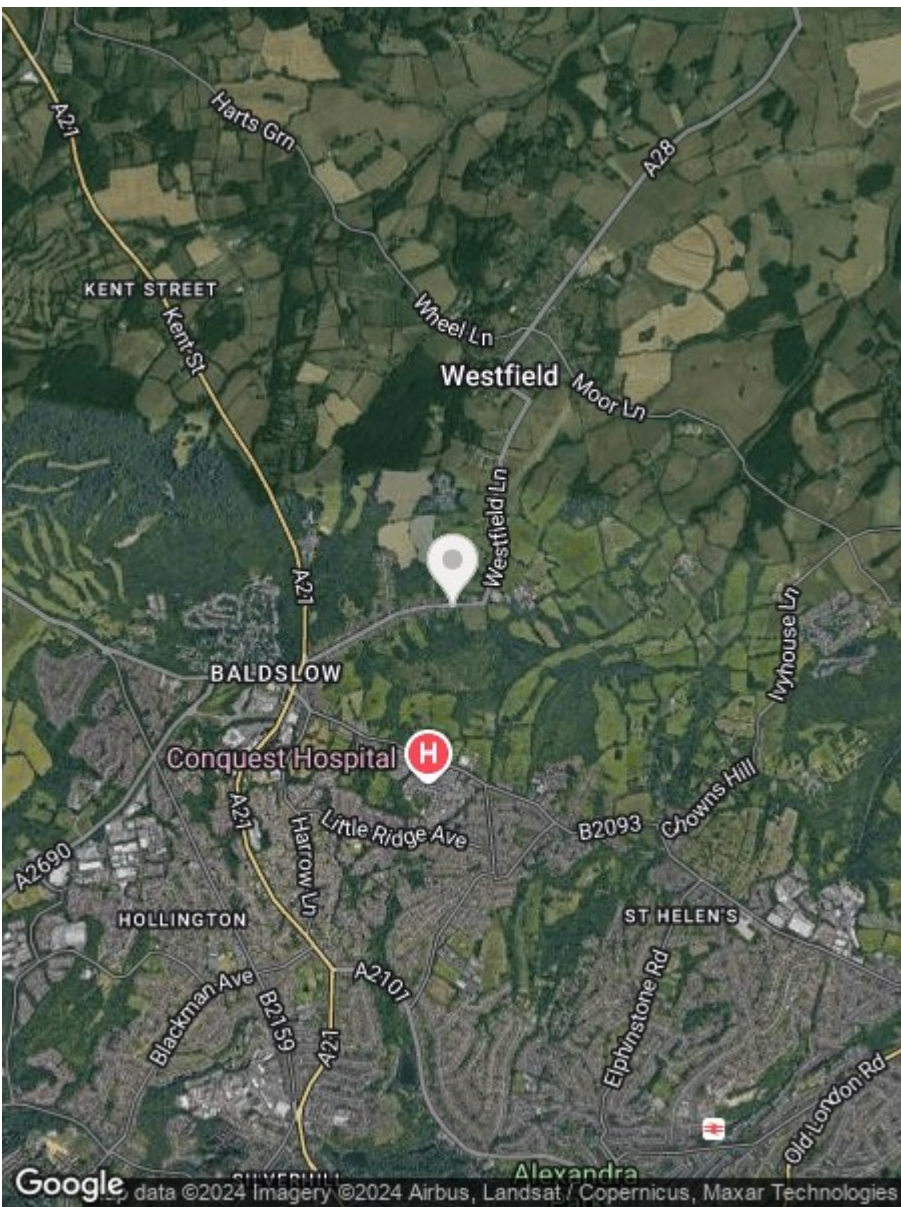
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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