

**RUSH  
WITT &  
WILSON**



**98 Westfield Lane, St. Leonards-On-Sea, East Sussex TN37 7NQ**  
**Guide Price £450,000 - £475,000 Freehold**



**\*\*\*Guide Price £450,000 - £475,000\*\*\*** This deceptively spacious detached four bedroom bungalow offers versatile and adaptable accommodation set within large mature gardens and with ample off street parking and a detached garage.

Ideally located close to the popular village of Westfield yet conveniently close to the shops, amenities, excellent range of public and private schools and the Hospital. A short drive to the bustling market town of Battle provides access to a mainline station serving London Charing Cross.

The light and airy accommodation comprises an entrance hall, spacious sitting room with a wood burning stove, dining room with aspect over the garden, modern integral kitchen/breakfast room, utility room, large family bathroom and a modern shower room. There are four well proportioned bedrooms, that offer the versatility to be used as additional reception rooms.

Outside there is a beautiful large garden enjoying a sunny aspect and an ample driveway offering parking for multiple vehicles as well as having a detached garage.



The property is approached via the driveway leading to a part double glazed front door leading into:-

**Entrance Hall**

Double glazed windows to front aspect, radiator, loft hatch access, archway into dining room.

**Bedroom Four/Reception Room**

13'7 x 12'1 (4.14m x 3.68m)

Double glazed windows to rear and side aspects, radiator, double glazed double doors opening onto the rear garden.

**Shower Room**

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, walk-in shower with fixed rainfall shower head and hand held attachment, double glazed window to front aspect, tiled walls, tiled floor, heated towel rail/ radiator and inset ceiling spotlights.

**Dining Room**

14'8 x 9'2 (4.47m x 2.79m)

Double glazed windows to rear aspect, double glazed double doors opening to rear garden, radiator, inset ceiling spotlighting, part glazed double doors opening into the sitting room and archway into:-

**Kitchen/Breakfast Room**

13'8" x 12'7" reducing to 10'7" (4.19m x 3.86m reducing to 3.25m)

Fitted with a modern high gloss range of wall and base mounted units and drawers, worksurface over, one and a half bowl stainless steel sink with mixer tap, breakfast bar, four ring gas hob with cooker hood over and integral oven, space for dishwasher, integral fridge and washing machine, inset ceiling spotlights, radiator, double glazed windows enjoying an aspect over the rear garden, part glazed internal door to internal hallway, doorway into;

**Utility Room**

10'2 x 6'5 (3.10m x 1.96m)

Double glazed window to rear aspect, radiator, fitted

with a range of wall and base units, working surface, part tiled walls, part double glazed door opening onto the rear garden.

**Inner Hallway**

Radiator, built-in triple airing cupboard with wall mounted gas boiler and hot water cylinder, radiator and loft hatch access.

**Sitting Room**

15'4 x 14'8 to the max (4.67m x 4.47m to the max)

Double glazed windows to front and side aspects, brick feature chimney breast with wood burning stove on a brick hearth, two radiators, part glazed return door to inner hallway, and part glazed double doors opening into the dining room.

**Bedroom**

12'6 x 10'5 (3.81m x 3.18m)

Double glazed window to side aspect, range of bedroom furniture comprising wardrobe and drawers with dressing table and open shelves and, ceiling lighting and radiator.

**Bedroom**

11'9 x 9'6 (3.58m x 2.90m)

Double glazed windows to front and side aspects, ceiling lighting and radiator.

**Bedroom**

9'8 x 8'3 (2.95m x 2.51m)

Double glazed window to side aspect, radiator, built in wardrobe and ceiling lighting.

**Bathroom**

Fitted with a low level w.c, panelled bath with mixer tap and shower attachment, tiled shower cubicle, vanity wash hand basin with mixer tap, double glazed windows to front and side aspects, part tiled walls, heated towel rail, tiled floor, and inset ceiling spotlighting.

**Outside**

**Front Garden/Parking**

The front of the property is arranged to a block paved driveway providing off road parking for multiple vehicles with shrubs borders and gated side access to the rear garden.

**Garage**

Double door to front, window to side and personal door to side, light and power.

**Rear Garden**

This stunning large garden enjoys and sunny southerly aspect and is privately enclosed with hedgerow and fencing. Being predominantly laid to lawn with mature flower and shrub planted borders, vegetable patch, timber shed and summerhouse. There is an elevated paved seating area access via the dining room and bedroom four, ideal for outdoor entertaining with space for a table and chairs. Steps then lead down to a further paved seating area.

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - E

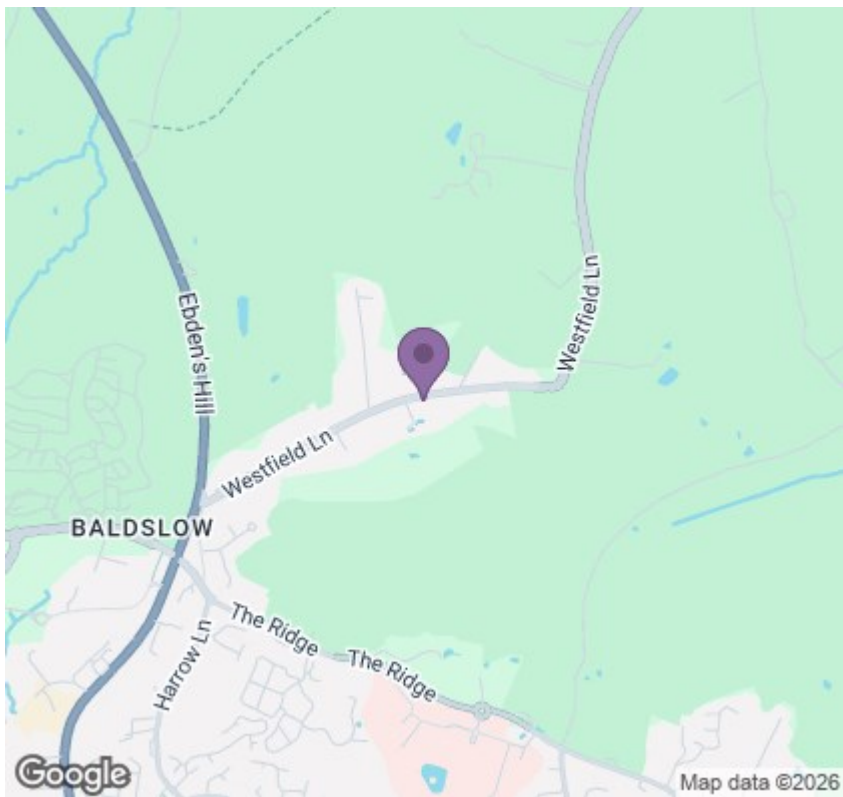












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## GROUND FLOOR



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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