

# Abbott & Abbott

Estate Agents, Valuers and Lettings



64 Westfield Lane, St Leonards On Sea, TN37 7NG

Asking Price £560,000









# 64 Westfield Lane

St Leonards On Sea, TN37 7NG

- Large South Facing Rear Garden
- Double Length Garage
- No Onward Chain
- Three Bedrooms
- Detached Chalet

Abbott and Abbott are delighted to offer for sale this spacious, substantial, detached, three bedroom Chalet, set on a large south facing plot with a mature 130ft rear garden, and being sold with no onward chain.

This attractive property, built in the 1970s has good size accommodation including a 28ft living room/dining room, and a master bedroom measuring approximately 17.5 x 14.9 ft with a large picture window overlooking the garden. There is gas fired central heating and double glazing. Externally, the gardens are very well maintained with mature shrubs and plants, a south facing level rear garden with a large patio, a driveway incorporating a turning space, a garage and workshop.

This Chalet is located in a sought after area towards the outskirts of St Leonards On Sea but within a 4 minute drive from a supermarket, and approximately 3.7 miles from Hastings Town Centre and Railway Station.



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**Entrance Hall**

**Living Room/Dining Room**

**Kitchen/Breakfast Room**

**Utility Room**

**Ground Floor Bedroom 3**

**Ground Floor Bathroom**

**First Floor Landing**

**Bedroom 1**

**Bedroom 2**

**Separate WC**

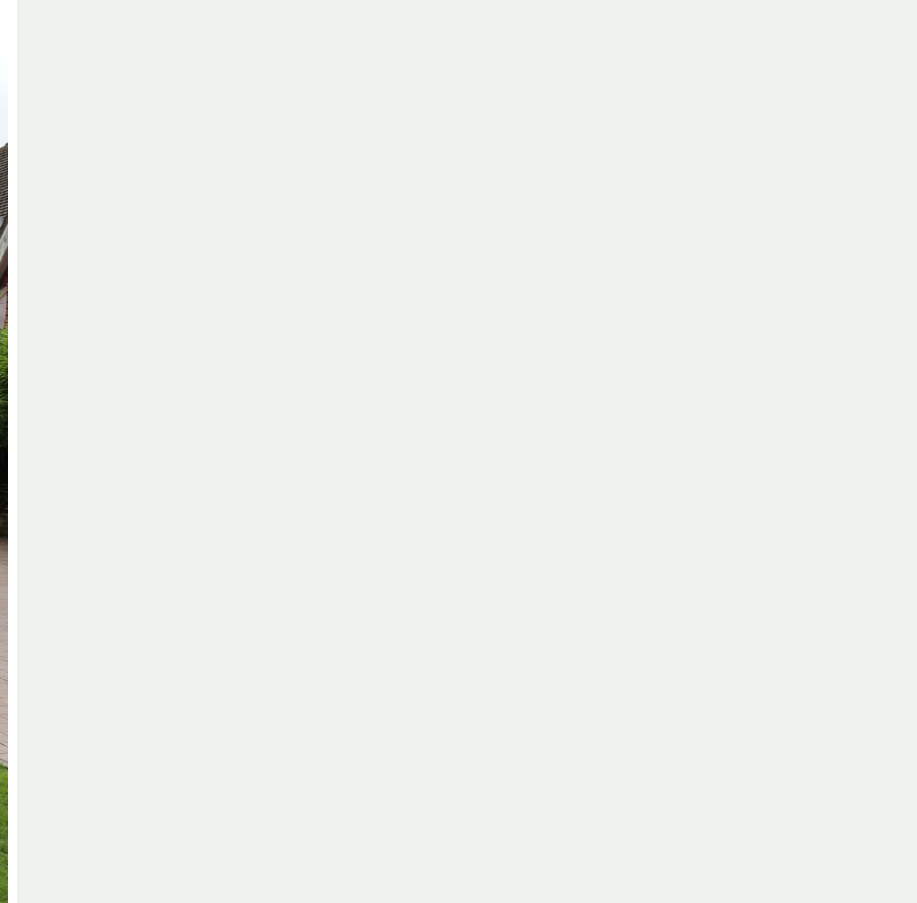
**Outside**

**Council Tax Band**

**EPC**

**Full Description**



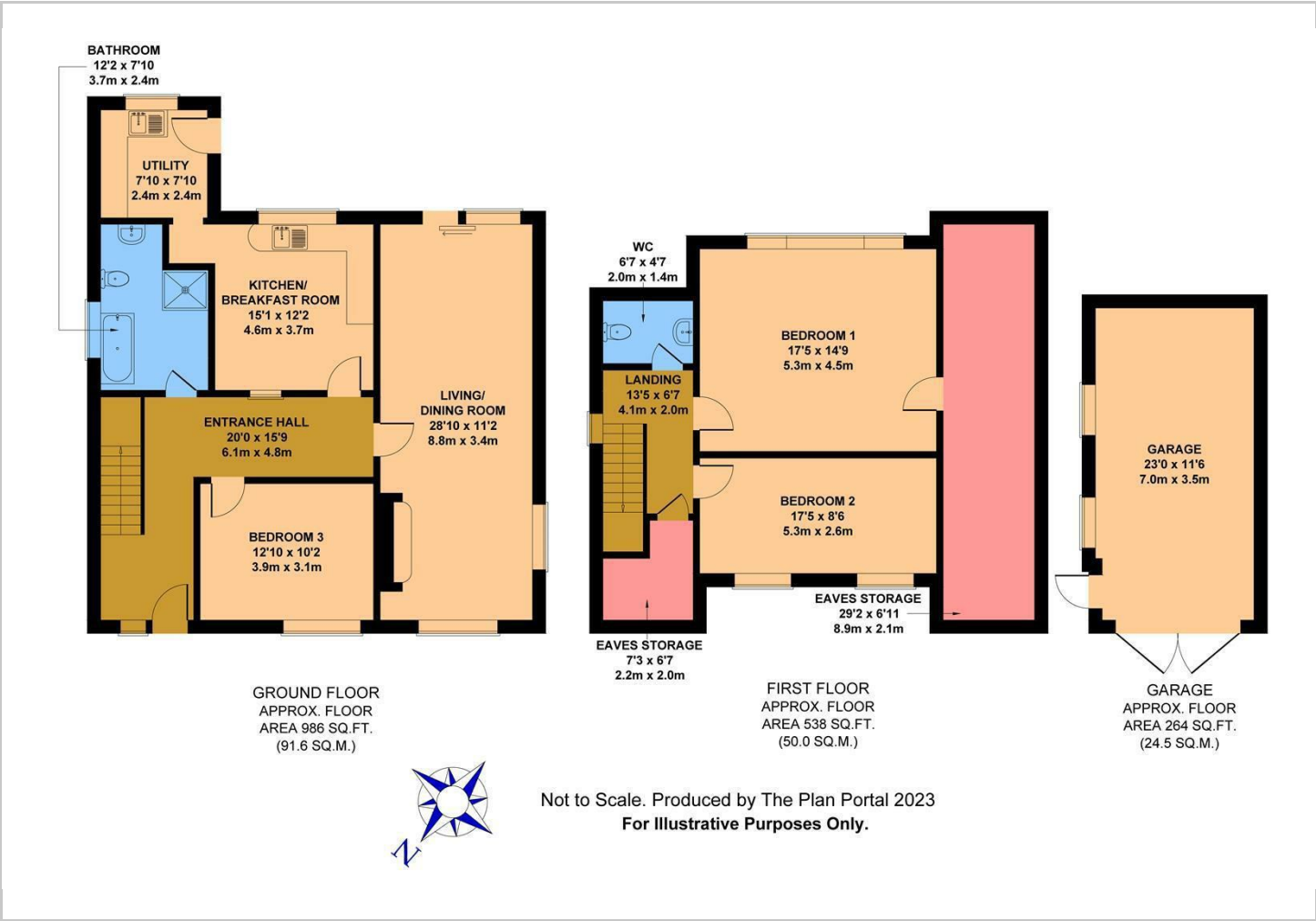








Floor Plans

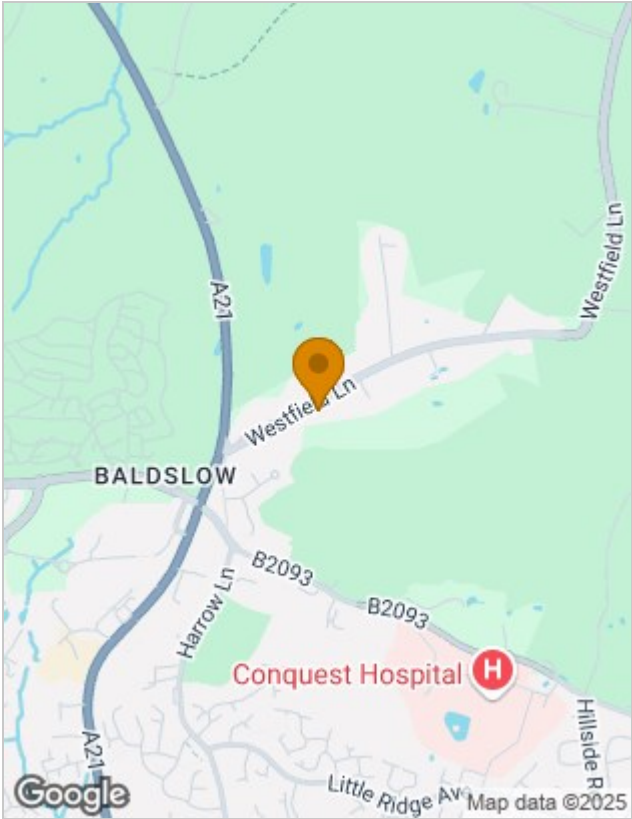


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

