



**103, Westfield Lane, St. Leonards-On-Sea, TN37
7NF**

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Offers In Excess Of £400,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE THREE/ FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW, positioned in this incredibly sought-after location with a GARAGE, CAR PORT, ample OFF ROAD PARKING and a LARGE REAR GARDEN.

Inside, the property offers accommodation arranged over two floors comprising a porch leading to an entrance hall, LOUNGE-DINER, galley style kitchen, TWO GROUND FLOOR BEDROOMS, one of which could be a formal dining room, ground floor bathroom, a SEPARATE WC and a rear porch. Upstairs, the landing provides access to TWO FURTHER BEDROOMS and a WC. The property is set back from the road and occupies a slightly elevated position with a LARGE GARDEN backing onto open fields, making it incredibly private.

Whilst the property is IN NEED OF MODERNISATION it does offer modern comforts including gas fired central heating and double glazing.

Positioned in an incredibly sought-after and commanding location, within easy reach of amenities within Westfield Village and St Leonards with its popular schooling establishments.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

PORCH

Tiled flooring, double glazed windows to front and side elevations, wooden partially glazed door with windows either side, opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, ample built in storage, wooden partially glazed door leading to rear porch, wall mounted thermostat control for gas fired central heating.

LOUNGE-DINER

14'3 x 12'6 (4.34m x 3.81m)

Double glazed window to side aspect with pattern glass, double glazed window to front aspect with views over the front garden, radiator, wall lighting and ceiling lighting, fireplace, sliding door opening to:

GALLEY STYLE KITCHEN

19' x 7'7 (5.79m x 2.31m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with waist level oven, wall mounted boiler, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, tumble dryer and dishwasher, built in storage, pantry style cupboard also housing the consumer unit and gas meter, double glazed window to both side aspect, double glazed window to rear aspect with views down the garden.

BEDROOM

14' x 12' (4.27m x 3.66m)

Dual aspect with double glazed window having pattern glass to side aspect, double glazed window to front aspect, radiator.

BEDROOM / DINING ROOM

12' x 11'8 (3.66m x 3.56m)

Radiator, dual aspect with double glazed windows to side having pattern glass, double glazed window to rear aspect with views down the garden.

BATHROOM

Seated bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap, part tiled walls, Dimplex wall heater, radiator, non slip flooring, wall mounted mirror with storage, extractor fan for ventilation and a double glazed pattern glass window to rear aspect.

SEPARATE WC

Low level wc, corner wash hand basin with tiled splashback, double glazed pattern glass window to rear aspect.

REAR PORCH

6'3 x 5'6 (1.91m x 1.68m)

Accessed via the entrance hall. Part brick construction with double glazed windows to rear and side elevations, double glazed door opening to garden.

FIRST FLOOR LANDING

Velux window to front aspect, access to eaves storage, doors providing access to:

BEDROOM

14'9 x 10'2 (4.50m x 3.10m)

Dual aspect room with Velux window to front aspect, double glazed window to rear aspect with views down the garden, radiator, built in storage.

BEDROOM

12'7 x 11'5 (3.84m x 3.48m)

Access to eaves storage, radiator, dual aspect room with double glazed window to side and two Velux windows to rear aspect enjoying far reaching views over the countryside and open fields.

SEPARATE WC

Low level wc, pedestal wash hand basin, heated towel rail, Velux window to rear aspect.

OUTSIDE - FRONT

The property is set back from the road with a driveway providing off road parking for multiple vehicles. To the side elevation there is a fixed car port with garage beyond, offering ample parking. The front garden has established shrubs and there is also a stone patio/ path.

GARAGE

18'7 x 9'4 (5.66m x 2.84m)

Set behind the property with window to rear elevation, power and light, workbench, storage, up and over door.

REAR GARDEN

Expansive and well-stocked with a variety of mature plants and shrubs, backing onto open fields. patio abutting the property, canopied planting area, access down both side elevations to the front, greenhouse, wooden shed, small raised pond and a good sized section of lawn. The garden is in need of cultivation but is ideal for the garden enthusiast or even families with children and attracts wildlife.

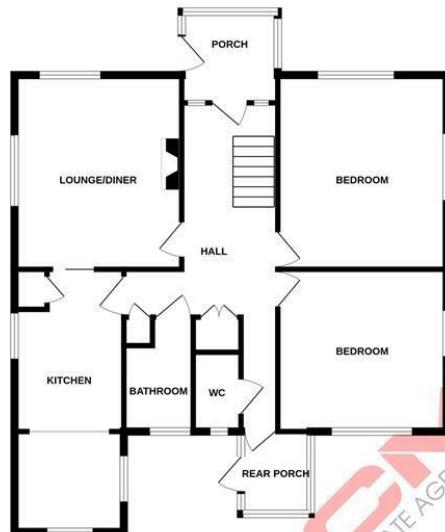
Council Tax Band: D



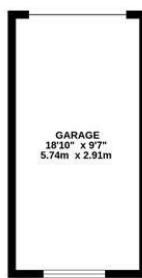
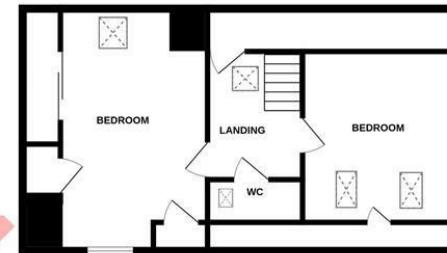




GROUND FLOOR



1ST 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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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.