

PHILLIPS & STUBBS



coastal +
COUNTRY



Locality

The property is located in a popular position on the edge of Westfield, ideally situated within easy reach of Hastings and the A21. Local shops and facilities include doctors' surgery, tennis club, public house, butchers, parish church, village store and Post Office, hairdresser, recreation ground, bowling green and primary school. More comprehensive shopping facilities are available at Hastings with a selection of independent high street shops, various leisure facilities and access to multiple supermarkets and Battle, each with a mainline station and commuter services to London Charing Cross and Cannon Street. Schooling in the area includes state secondary schools in Hastings, Claverham Community College in Battle and independent schools including Claremont School, Battle Abbey School and Buckswood School.

Accommodation

Beautifully reimagined and extensively renovated to an exceptional specification, this outstanding home combines contemporary design with timeless craftsmanship, creating a relaxed yet luxurious lifestyle inspired by simplicity, indoor-outdoor living and the understated elegance of a retreat. Thoughtfully designed for modern family life, the versatile open-plan layout is enhanced by seamless Karndean herringbone flooring throughout the ground floor, creating a continuous flow between each living space.

At the heart of the property is an impressive open plan living space measuring 31'3" x 21'9", flooded with natural light, has a wood burning stove and enjoys uninterrupted views across extensive gardens. The living area flows effortlessly into the beautifully appointed kitchen, where timeless shaker-style cabinetry in a soft sage palette is complemented by elegant quartz worktops, integrated appliances and a generous central island that naturally becomes the social heart of the home. Open oak shelving and carefully considered lighting add warmth and character. While a generous walk-in pantry and substantial utility room, with dedicated space for multiple appliances, oak work top with double butler sink and additional storage.

Triple-width sliding doors open onto one of the property's defining features—a spectacular covered veranda stretching across the rear of the house. This exceptional outdoor living space is enclosed with contemporary glass balustrades, creating a seamless extension of the interior. Whether entertaining friends, dining with family or simply relaxing with a morning coffee, the veranda offers a wonderful sense of year-round indoor-outdoor living while overlooking the gardens and woodland beyond.

The ground floor also offers a sun room, three double bedrooms and shower room. Two bedrooms benefit from walk-in wardrobes, while the largest enjoys an en-suite shower room. The third bedroom opens onto its

own private glass-balustraded balcony, creating a tranquil place to sit and enjoy uninterrupted views across the gardens.

Occupying the entire first floor is the impressive principal bedroom suite, measuring 23'2" x 17'1". This remarkable sanctuary features vaulted ceiling with exposed oak beams, dual-aspect windows framing peaceful woodland views and a freestanding bath positioned at the foot of the bed. A beautifully appointed en-suite shower room and extensive insulated eaves storage.

Outside

A beautifully landscaped rear garden unfolds from the veranda onto a generous terrace, ideal for al fresco dining before extending across approximately one acre of mature gardens. Beyond, these merge seamlessly into approximately another acre of private woodland adding another unique layer to this remarkable property.

A gated entrance opens onto a generous gravel driveway, providing ample off-road parking for multiple vehicles.

Further enhancing the property's versatility, planning permission has been granted for a separate two bedroom annex positioned to the front of the plot, offering exceptional potential for multi-generational living, guest accommodation, holiday letting or an additional income stream.

Further information

Local Authority: Rother District Council. Council Tax Band G
 Predicted mobile phone coverage: EE, Vodafone, Three and O2
 Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
 River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £975,000 Freehold

Willow Wood, 84 Westfield Lane, St. Leonards-On-Sea, East Sussex, TN37 7NQ



A beautifully presented four bedroom, three bathroom detached chalet bungalow located between Hastings and Westfield with park like gardens and private woodland. Affording stylish and versatile accommodation in a convenient location.

- Exceptional detached chalet bungalow
- Four well proportioned bedrooms
- Extensive open plan living space
- Park like garden and private woodland extending to approximately 2 acres.
- Fully renovated and extended
- Three shower rooms
- Beautifully designed sunroom and veranda
- Planning permission for a separate two-bedroom detached annex
- Gated driveway for ample off road parking



Directions: From Rye/Westfield village the property (number 84) will be found on the left hand side prior to the turning to Baldslow Down (on the right). what3words:

kicks.fats.props

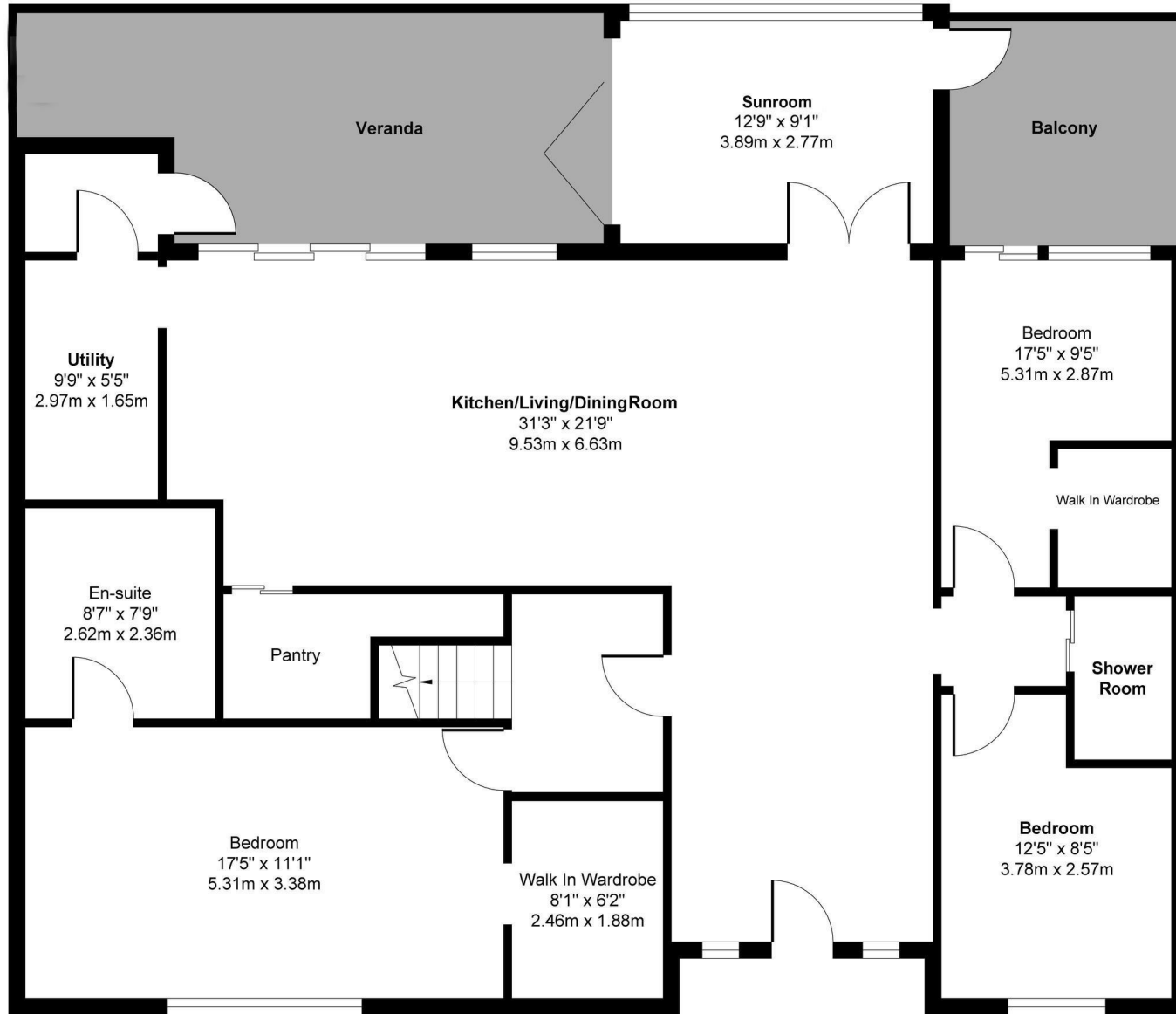
EPC: C

Local Authority: Rother District Council

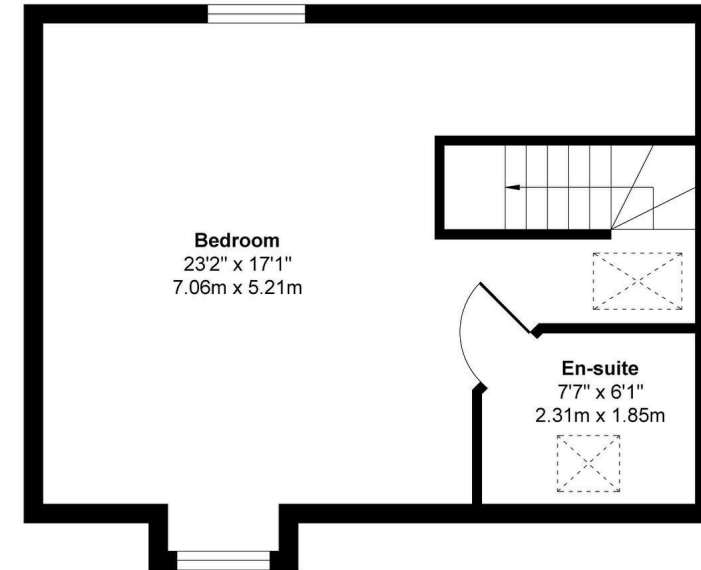
Council Tax Band: G

Westfield Lane

Approximate Gross Internal Floor Area
1929 sq. ft / 179.21 sq. m



GROUND FLOOR



FIRST FLOOR

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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