



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

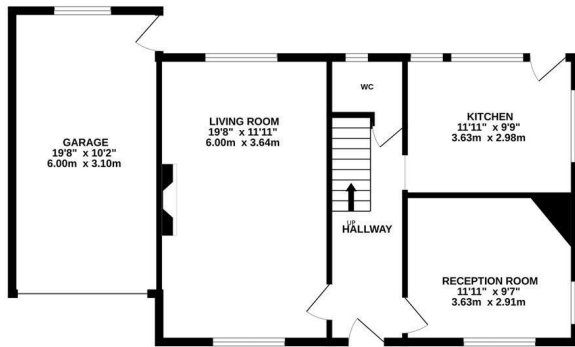
Offers in excess of £780,000



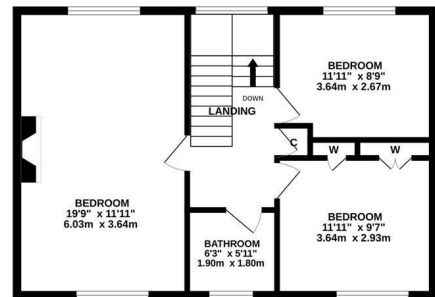
An opportunity to purchase a THREE BEDROOM DETACHED HOUSE set within EXTENSIVE GARDENS with OUTLINE PLANNING PERMISSION for two additional three bedroom detached houses. It's ENVIABLY POSITIONED on the cusp of Westfield Village, with countryside walks on your doorstep yet still within easy reach of the A21, Hastings, Battle and Rye.

You approach the property via a GATED DRIVEWAY which provides OFF ROAD PARKING for multiple vehicles and gives access to the GARAGE. The house itself offers GENEROUS PROPORTIONS, the ground floor is arranged as a DUAL ASPECT LIVING ROOM, a second reception room and a kitchen which enjoys access out to the garden. There is also a handy downstairs cloakroom while the upper floor houses three well-proportioned bedrooms together with a FAMILY BATHROOM. From the rear of the

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.

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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