

RUSH
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36 Westfield Lane, St. Leonards-On-Sea, East Sussex TN37 7NG
Guide Price £700,000 - £750,000 Freehold

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Nestled on Westfield Lane in the charming St. Leonards-On-Sea, this impressive 1930s detached house offers a perfect blend of spacious living and natural beauty. Surrounded by extensive rolling gardens that border the Maplehurst woodlands, a site of special scientific interest, this property is a true haven for nature lovers. The house boasts four well-proportioned bedrooms and two inviting reception rooms, making it ideal for families or those who enjoy entertaining. As you enter, you are greeted by a welcoming hallway that leads to a dual aspect living room, complete with a wood burning stove and a large bay window that frames delightful views of the garden. A separate drawing room and a versatile study/bedroom provide additional living space, while a convenient shower room with a

W/C and a pantry enhance the practicality of the ground floor. The heart of the home is undoubtedly the large, well-appointed kitchen diner, featuring contemporary high gloss units, integrated appliances, and a central island/breakfast bar. Bi-folding doors open seamlessly to a patio area, creating a wonderful indoor/outdoor living experience that is perfect for summer gatherings. Upstairs, the landing leads to the main bedroom, which benefits from an en-suite shower room, along with three further double bedrooms, two of which are fitted with built-in wardrobes. A family bathroom, overlooking the woods and garden, and a utility room complete the upper level. Externally, the gardens are a standout feature, predominantly laid to lawn and bordered by mature trees and hedging, providing various seating areas for relaxation. With parking for three vehicles, a garage, and a carport equipped with an e-vehicle fast charger, this home is both practical and luxurious.



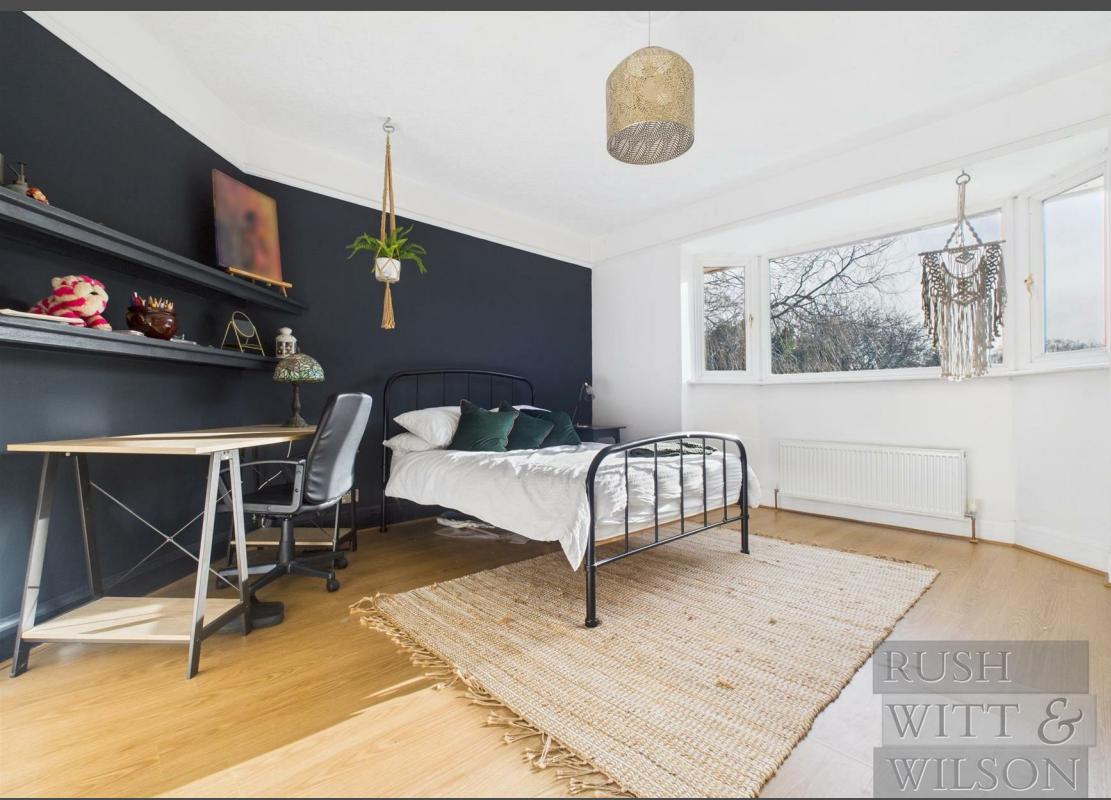


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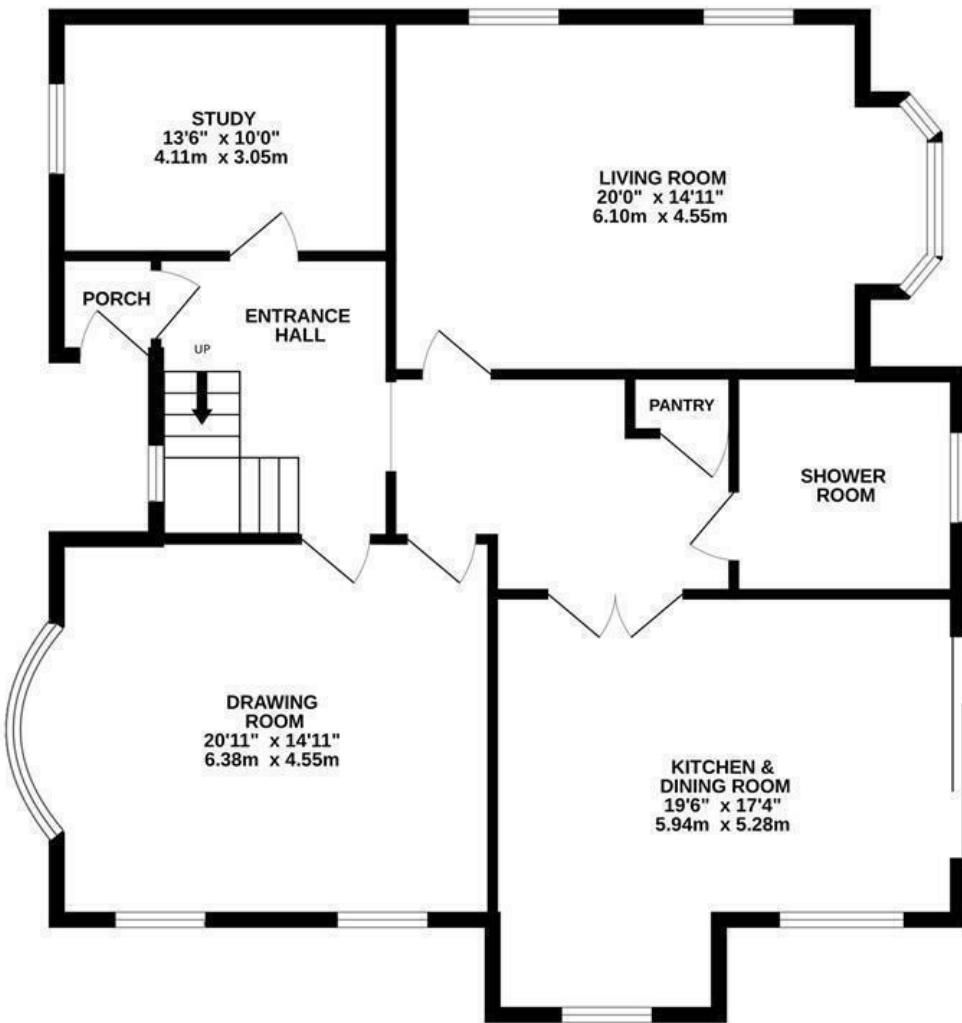


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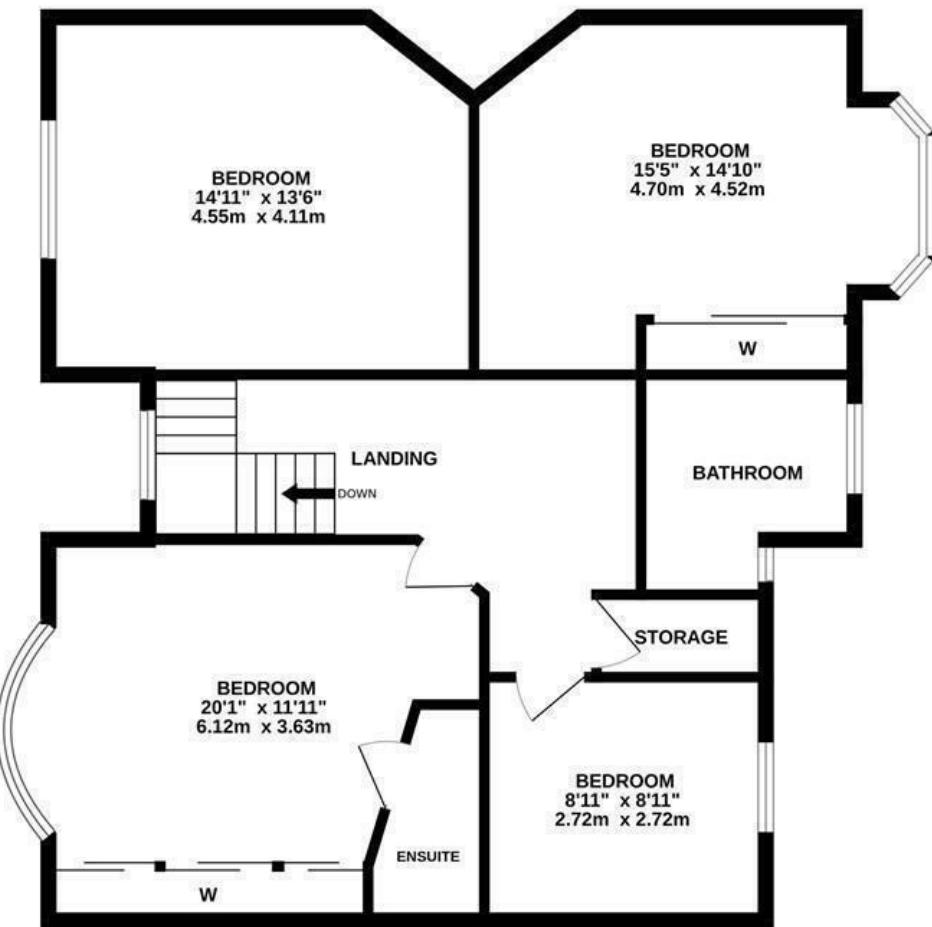


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GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.

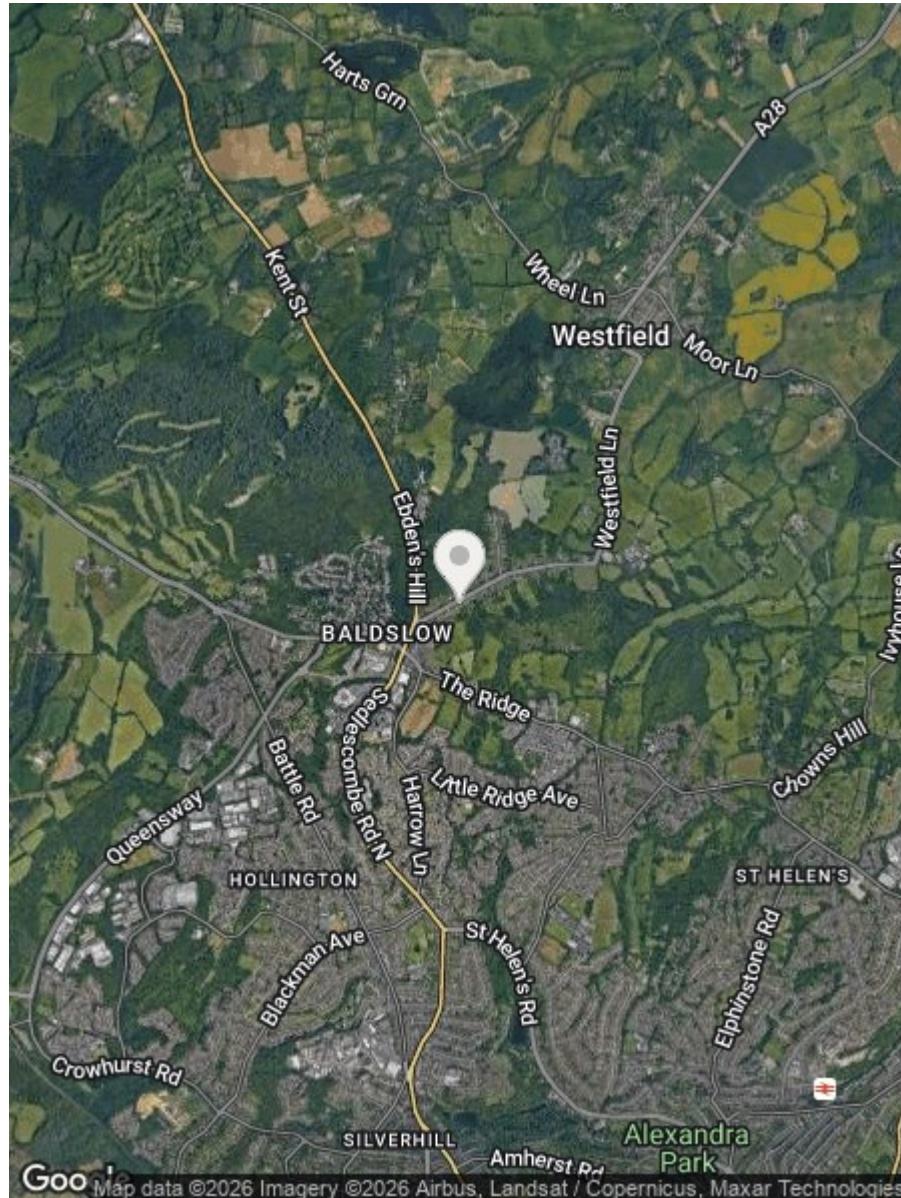


1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 2007 sq.ft. (186.4 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.



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	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
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