



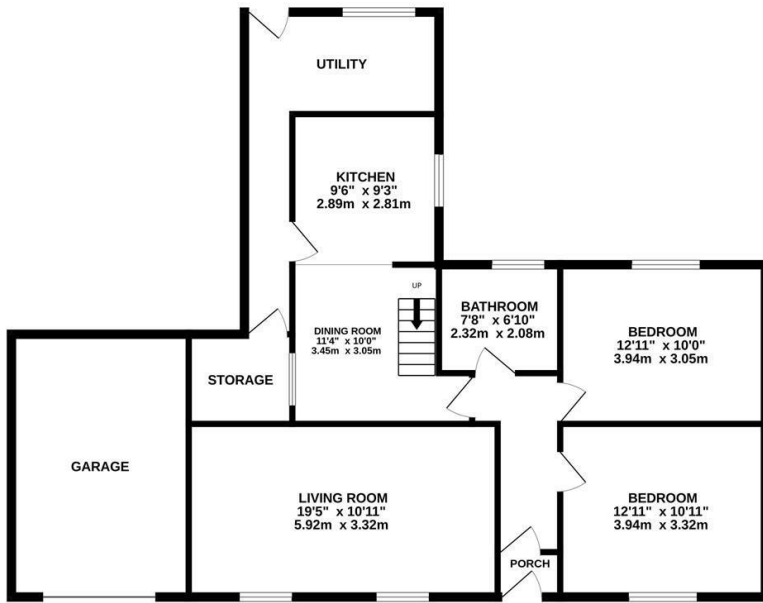
## Westfield Lane, St. Leonards-On-Sea TN37 7NF

Offers in excess of £375,000

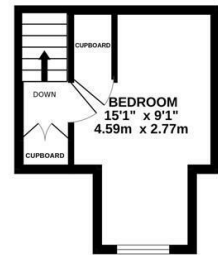


A spacious TWO BEDROOM DETACHED CHALET BUNGALOW with an OCCASIONAL ROOM and generous front and rear gardens. It's enviably positioned on the Northern outskirts of St. Leonards, on the CUSP OF THE VILLAGE OF WESTFIELD and within easy reach of the Historic market Town of Battle. There are shopping facilities nearby, good transport links, the Conquest Hospital and excellent schooling; the Claverham Community College school bus stops in the road. Accessed via a porch, the accommodation here has been partially refurbished throughout, with the ground floor comprising of a spacious living room positioned at the front of the property, measuring an impressive 19'5 x 10'11 and OPEN PLAN KITCHEN AND DINING ROOM. Fitted with units, the kitchen enjoys access to the handy storage room, SEPARATE UTILITY, and rear garden. There are also TWO DOUBLE BEDROOMS together with the FAMILY BATHROOM with bath and shower over, on this floor. The upper floor houses the LOFT ROOM which could be used as an occasional bedroom, providing a versatile space and enjoys FAR REACHING VIEWS across the Sussex countryside. Externally

GROUND FLOOR  
1122 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR  
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.6 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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