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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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64 Westfield Lane, St Leonards-on-Sea, East Sussex TN37 7NG **£589,950 freehold**

An attractive detached chalet style property that offers generous accommodation that could be remodelled to provide additional bedrooms, subject to any necessary consents, with the benefit of a substantial detached workshop/garage. Viewing is essential to appreciate the convenient location, large and established gardens and attractive views.

Detached Chalet Style Property
 Extensive Rear Gardens

3 Bedrooms
 Countryside Views

Large Detached Workshop/Garage
 Convenient Location

Additional Attic Room
 CHAIN FREE

Description

This attractive detached chalet style property occupies a desirable location on the outskirts of St Leonards, set within established gardens and grounds. Viewing is essential to appreciate the spacious and adaptable accommodation that is arranged around a large reception hall. The principle living/dining room measures some 20' and the kitchen offers ample space for a breakfast table and opens into a utility room. There is a ground floor bedroom and bathroom whilst to the first floor there are two bedrooms and a WC but it is thought the accommodation could easily be reconfigured to provide additional bedrooms and an upstairs bathroom, subject to any necessary consent. The property enjoys gas central heating and double glazing throughout with an extensive area of parking to the front with narrow access to the garage and workshop. There are gardens to the front and rear that offer seclusion, having been well planted. The rear garden is larger than average offering a predominantly level area of lawn.

Directions

From the A21 continue south towards Hastings, turning left onto Westfield Lane where the property will be found on the right hand side.
What3Words: ///remedy.froze.ozone

THE ACCOMMODATION

With approximate dimensions comprises double glazed door with outside light to

RECEPTION HALL

16' 0" x 6' 10" (4.88m x 2.08m) L-shaped plus 13' 1" x 7' 0" (3.99m x 2.13m) Stairs rising to first floor landing.

KITCHEN

12' 1" x 11' 7" (3.68m x 3.53m) Picture window taking in views of the garden, serving hatch to dining room and fitted with a range of base mounted kitchen cabinets providing cupboards and drawers with a working surface incorporating a stainless steel sink with mixer tap and drainer, space for appliances, space for breakfast area, opening leads to the

UTILITY ROOM

8' 0" x 7' 10" (2.44m x 2.39m) With window and glazed door to side, fitted enamel sink unit with mixer tap and drainer, space and plumbing for appliances and working surface with gas fired boiler above and hot water tank to side.

LIVING/DINING ROOM

20' 9" x 11' 3" (6.32m x 3.43m) A triple aspect room with sliding glazed doors to patio, exposed stone chimney breast and hearth, television shelf, fitted with a free standing electric fire.



BEDROOM

12' 9" x 10' 0" (3.89m x 3.05m) With bow window to front.



BATHROOM

12' 2" x 7' 10" (3.71m x 2.39m) With obscured window to side, part tiled and fitted with a coloured suite comprising sunken bath, close coupled WC, pedestal wash hand basin and shower cubicle with tiled surround.

FIRST FLOOR LANDING

With large eaves storage.

BEDROOM

17' 4" x 15' 0" (5.28m x 4.57m) With large picture window taking in views to the rear, door to

LARGE UNCONVERTED ATTIC ROOM

19' 6" x 6' 9" (5.94m x 2.06m) With potential for conversion, subject to any necessary consents. Potential for dressing room or en-suite.

BEDROOM

17' 5" x 8' 6" (5.31m x 2.59m) With two sets of windows to the front.

WC

6' 7" x 4' 7" (2.01m x 1.40m) Fitted with a pedestal wash hand basin, low level wc, potential to fit a shower, subject to any necessary consents.

LARGE DETACHED GARAGE/WORKSHOP

40' 0" x 12' 3" (12.19m x 3.73m) Of timber and concrete panelled construction with power and light.



OUTSIDE

The property is approached over a block paved driveway to a large area of parking and turning with access to the garage. To the rear is an area of patio that looks out onto the garden. The garden is extensive, being laid to lawn and enclosed by mature hedging and fencing. Two timber sheds.



COUNCIL TAX

Hastings Borough Council
Band E £2,845.53

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.