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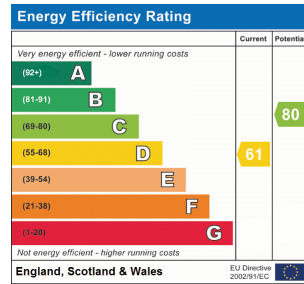
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111 Westfield Lane, St Leonards-on-Sea, East Sussex TN37 7NF **£459,950 freehold**

An attractive semi-detached 1930's family home that has been extended and altered to provide generous and adaptable accommodation with off road parking, a large garage with studio, an impressive detached 25' Games Room that is all set in a convenient location on the outskirts of Hastings and St Leonards.

- Semi-Detached House
- 2 Reception Rooms
- 3 Double Bedroom
- Detached Games Room
- Detached Garage with Studio
- Off Road Parking
- Enclosed Gardens
- Rural Views



## Description

Viewing is essential to appreciate this spacious and improved semi-detached 1930's family home that offers two large reception rooms and three bedrooms with gas central heating throughout. The property has been extended and improved by the current owners and in addition to the principal accommodation there is a detached garage with a studio room above and a 25' detached games room within the garden. The gardens offer privacy and seclusion and take in the lovely rural views. The whole is situated in a convenient location on the semi-rural location on the outskirts of Hastings and St Leonards.

## Directions

From our office in Battle High Street proceed in a southerly direction taking the first exit at the mini-roundabout into Marley Lane and proceed all the way along to the A21. Here turn right towards Hastings and at the top of the hill turn left before the bridge into Westfield Lane. Proceed along for some distance and the property will be found on the left hand side just before the sharp left hand bend.

What3Words:///flock.feed.priced

## THE ACCOMMODATION COMPRISES

A hardwood panelled door to

## ENTRANCE PORCH

with window to front, recessed lighting, tiled floor, under floor heating and panelled door to

## LIVING ROOM

16' 3" x 14' 3" (4.95m x 4.34m) with box bay window to front and central brick fireplace with wood burning stove on a paved hearth with recessed lighting, oak flooring throughout, walk in cupboard and connecting door to

## KITCHEN

12' 5" x 9' 5" (3.78m x 2.87m) a double aspect room with tiled floor, recessed lighting and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances with a large area of working surface incorporating a butler sink with mixer tap and boiling water tap. There is space for an oven range with extractor above.

## INNER HALLWAY

9' 5" x 8' 0" (2.87m x 2.44m) max with stairs rising to first floor landing with tiled floor and stable door to outside. There is a recess under the stairs housing the gas fired boiler.

## CLOAKROOM

with recessed lighting, part panelled walls and fitted with a wash hand basin and low level wc.

## UTILITY ROOM

6' 1" x 4' 2" (1.85m x 1.27m) with spaces and plumbing for appliances with working surface, double wall unit and tiled flooring. From the living room double doors lead to

## FAMILY ROOM

22' 6" x 8' 0" (6.86m x 2.44m) widening to 12' with window and double doors opening out to the gardens, tiled flooring with underfloor heating throughout, connecting door.



## FIRST FLOOR LANDING

with window to side, loft access, range of cupboards with hanging and shelving.

## BEDROOM

10' 7" x 9' 5" (3.23m x 2.87m) with window to front, recessed lighting, fitted cupboards with shelving.

## BEDROOM

14' 4" x 11' 0" (4.37m x 3.35m) a dual aspect room with tiled enclosed shower with glazed door.

## MAIN BEDROOM

12' 5" x 8' 7" (3.78m x 2.62m) with sliding doors to balcony taking in wonderful rural views, fan light, recessed lighting.



## BATHROOM

7' 10" x 7' 9" (2.39m x 2.36m) with window to side, exposed ceiling timbers with recessed lighting, tiled floor with underfloor heating and fitted with a Jacuzzi bath with centre tap and shower attachment, wash hand basin with mixer tap, low level wc.

## GARAGE

19' 2" x 13' 8" (5.84m x 4.17m) with double hinged doors, power and light with external staircase leading to a STUDIO ROOM measuring 17' 0" x 10' 0" (5.18m x 3.05m).

## OUTSIDE

The property is approached over a block paved driveway that provides parking with a gated access to a gravel driveway that leads to the garage. The rear garden is a real feature of the property providing a large area of paved patio that takes in the views, a koi carp pond, two TIMBER SHEDS and a WOOD STORE. Steps lead down to a level area of lawn with a further pathway that leads to an additional area of garden with a SUMMERHOUSE and large DETACHED GAMES ROOM measuring 25' 0" x 15' 10" (7.62m x 4.83m) with wide glazed double doors to the front and three large picture windows taking in views of the fields beyond, fully insulated with lighting, fitted bar and wood flooring throughout.



**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.