



8 Westdean Close, St Leonards-on-Sea, East Sussex, TN37 7SE

Stunning Four Bedroom Detached Family Home With Double Garage £469,950



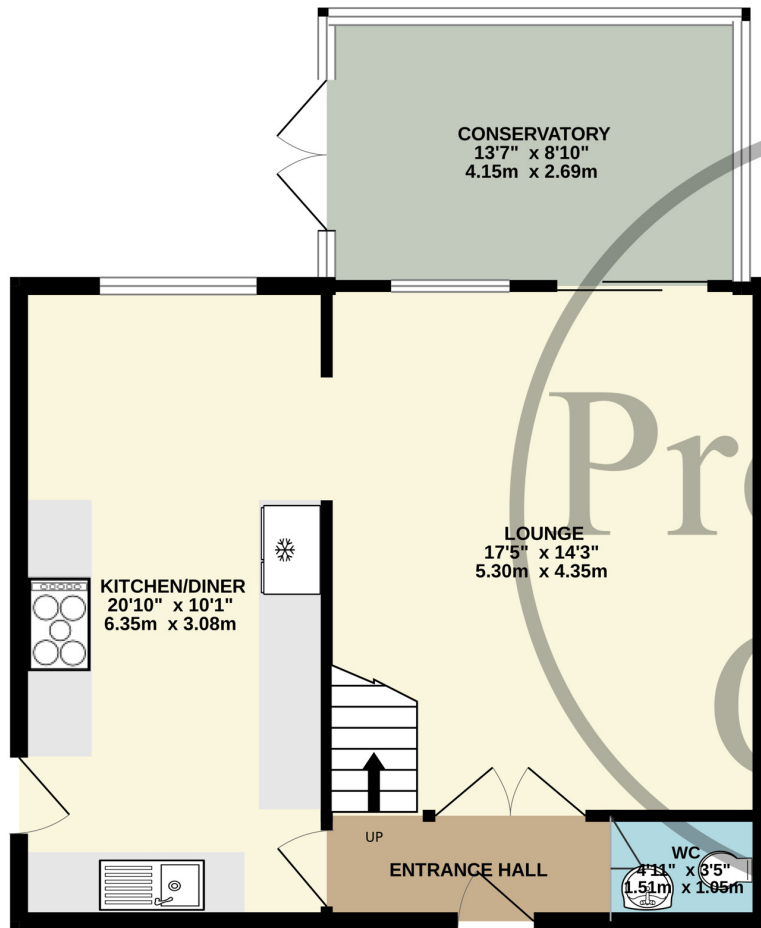


Property Cafe are delighted to present to the market this stunning four bedroom detached family home for sale positioned in the extremely popular 'Little Ridge' area of St Leonards. Accommodation and benefits include; An entrance hall with ground floor WC; Spacious lounge offering ample space to relax & entertain; Conservatory overlooking the rear garden; Modern fitted kitchen/diner with plenty of cupboard & worktop space including room for freestanding, range style cooker, american fridge/freezer and washing machine. Upstairs comprises of four well proportioned double bedrooms the master boasting en-suite shower room and a family bathroom consisting of an oval bath, wash basin & WC. Externally this property offers a double garage & off-road parking for at-least three vehicles in addition to extremely generous front, side and rear gardens. This house is offered for sale in immaculate condition throughout & in contemporary colour schemes, with underfloor heating to the ground floor and double glazed throughout. We recommend you view at your earliest convenience.

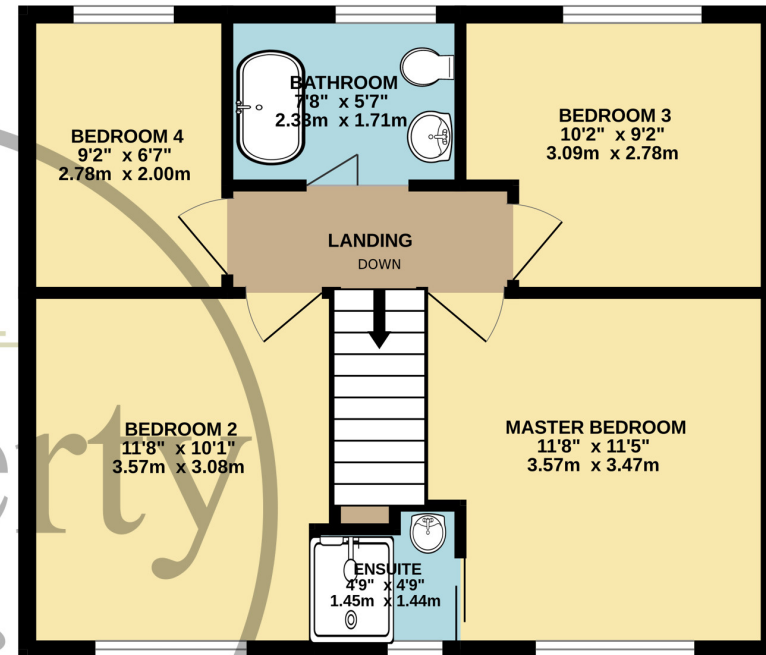
Situated in a sought after position of St Leonards; Gifting within walking distance excellent local primary & secondary schools, Conquest hospital, local shops & supermarkets and easy access to the A21, Battle and Queensway. Hastings & St Leonards is a bustling town with a recently found assortment of mainly independently owned restaurants, bars and shops; further amenities include dentist and doctors. There are regular bus services close by with services to Hastings town centre and battle, both of which have excellent train stations with direct lines to Central London.



**GROUND FLOOR**  
628 sq.ft. (58.3 sq.m.) approx.



**1ST FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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.

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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- Four Bedroom Detached House For Sale
  - Double Garage & Off-Road Parking
    - Modern Fitted Kitchen/Diner
  - Master Bedroom & En Suite Shower
    - Stunning Family Bathroom
- Secluded Rear Garden & Area Of Decking
  - Immaculately Presented Throughout
  - Sought After Little Ridge Avenue Location
    - Close To Excellent Schools & Shops
    - Viewing Highly Recommended.