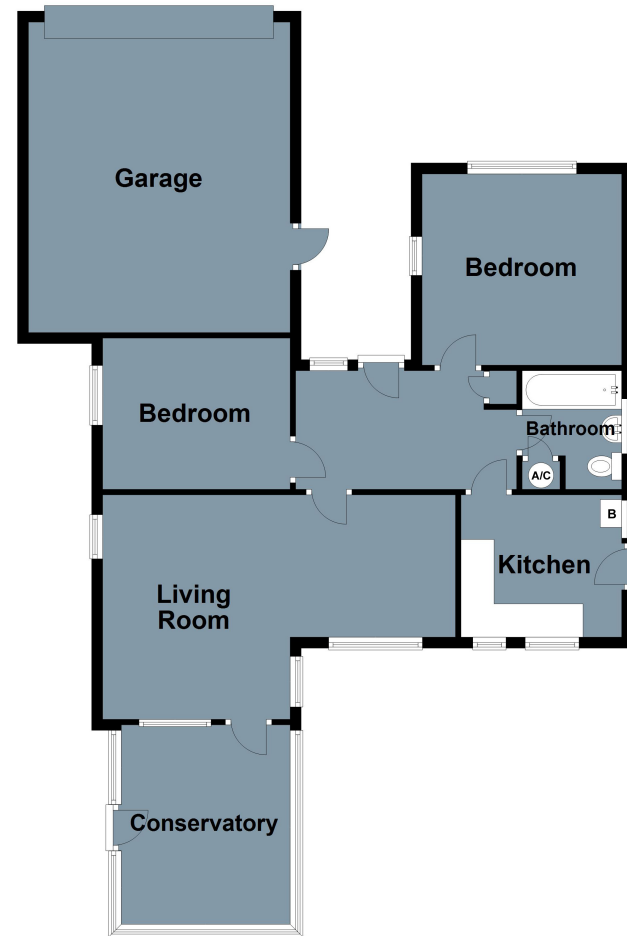


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

### Ground Floor

Approx. 104.9 sq. metres (1128.7 sq. feet)



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)  
 For illustration purposes only - not to scale



Lyneham 65 Westfield Lane,, ST LEONARDS-ON-SEA, East Sussex  
 TN37 7NF

**£525,000**

**freehold**

A detached two bedroom bungalow that occupies a double plot, thought to offer potential for an extension or an additional dwelling, subject to the necessary consents. In need of improvement but offering excellent potential with attractive gardens and grounds that incorporate a small pond that extend out backing onto woodland at the rear.

Detached Bungalow  
 Chain Free

2 Bedrooms plus loft  
 room

Timber Sheds and  
 Greenhouse

Convenient Location



## Description

Set within a double plot, this attractive detached bungalow benefits from double glazing and gas central heating but requires general updating. Inside, the well planned accommodation is arranged around a large reception hall and both the kitchen and living areas look out onto the rear gardens. The living room has a central fireplace and opens onto a conservatory. There are two bedrooms, a separate bathroom and a large loft space with potential. Outside, to the front of the property is an attached double garage and the large and established gardens extend to approximately 1 acre. It is thought there is potential to extend and enlarge the existing property or construct a separate dwelling, subject to any necessary consents.

Note: The revolving detached summerhouse is excluded from the sale but available via separate negotiation if required.

## Directions

From the A21 proceed into Westfield Lane where the property will be found along on the left hand side.  
What3Words: ///slick.snake.maybe

## THE ACCOMMODATION

with approximate dimensions, comprises

## COVERED ENTRANCE PORCH

With double glazed door to

## RECEPTION HALL

13' 2" x 7' 0" (4.01m x 2.13m) With loft access, cupboard with hanging and shelving.

## LIVING ROOM/DINING ROOM

L-shaped 13' 3" x 11' 3" (4.04m x 3.43m) plus 9' 10" x 8' 4" (3.00m x 2.54m) a triple aspect room with window and glazed door opening through to conservatory, serving hatch to kitchen and central brick fireplace (the chimney has been capped). Glazed door to

## CONSERVATORY

11' 10" x 10' 1" (3.61m x 3.07m) Of double glazed construction with a polycarbonate roof, fitted blinds and glazed door to one side.



## KITCHEN

9' 8" x 8' 4" (2.95m x 2.54m) With window taking in views to the garden and glazed door to side, range of base and wall mounted cabinets incorporating cupboards and drawers with spaces for appliances, stainless steel sink, wall mounted oil fired boiler, additional high level storage cupboards.

## BATHROOM

7' 0" x 5' 10" (2.13m x 1.78m) max, part tiled with cast iron bath with mixer taps and shower attachment. There is a wash hand basin and close coupled WC.

## BEDROOM

12' 0" x 11' 5" (3.66m x 3.48m) Double aspect.



## BEDROOM

11' 2" x 9' 0" (3.40m x 2.74m) Window to side.



## DOUBLE GARAGE

18' 4" x 15' 8" (5.59m x 4.78m) Electric up-and-over door, power and light.

## OUTSIDE

Approached over a driveway which rises up to the garage providing parking. The property enjoys a front area of garden, laid to lawn with planted borders and pathways lead to the front door and to each side. The gardens extend to circa 1 acre with large areas of lawn interspersed with mature hedging and specimen trees. They are set out as park-like grounds incorporating a variety of timber sheds and a greenhouse. Attractive and undulating, they incorporate an attractive pond. Beyond the gardens lead into a lightly wooded section backing onto adjoining woodland, a haven for wildlife, with a productive apple tree and carpeted with primroses, bluebells and wood anemones in Spring. The whole amounting to approximately 1 acre.



## COUNCIL TAX

Rother District Council  
Band D - £2,441.02

**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.