

JOHN BRAY & SONS



5 Westfield Lane

, St. Leonards-On-Sea, TN37 7NE

Offers In Excess Of £700,000



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The property: a charming four bedroom, double fronted detached house situated in a semi-rural location with a large rear garden backing on to neighbouring woodland, providing a perfect family home. Originally built in the 1930's the accommodation here has been extended and remodelled to create a spacious and versatile layout which is arranged over two floors. You enter in to a welcoming hallway with two doors leading through to the triple aspect living room enjoying a multi-fuel burning stove and additional reception room which would make the perfect home office, this leads through to the dining room, which in turn opens to the newly fitted kitchen. The modern kitchen provides ample storage and worktop space, integrated appliances, a hot water tap and room for a range style oven, the sink enjoys a lovely outlook across the front garden, whilst there are double doors at the rear leading out to a covered terrace; offering the perfect spot to enjoy a morning coffee. There is also a downstairs cloakroom and a large conservatory which spans the rear of the property enjoying a lovely outlook of the garden and a multi-fuel burning stove. There is a second reception room off of the living room which would make an ideal snug or playroom. On the first floor there are four well-proportioned double bedrooms, all four bedrooms benefit from built-in storage together with a dressing room, two en-suites and a family bathroom which has a bath with shower and screen over. The principal bedroom also features a Juliet balcony framing a leafy rear aspect. The private rear garden is

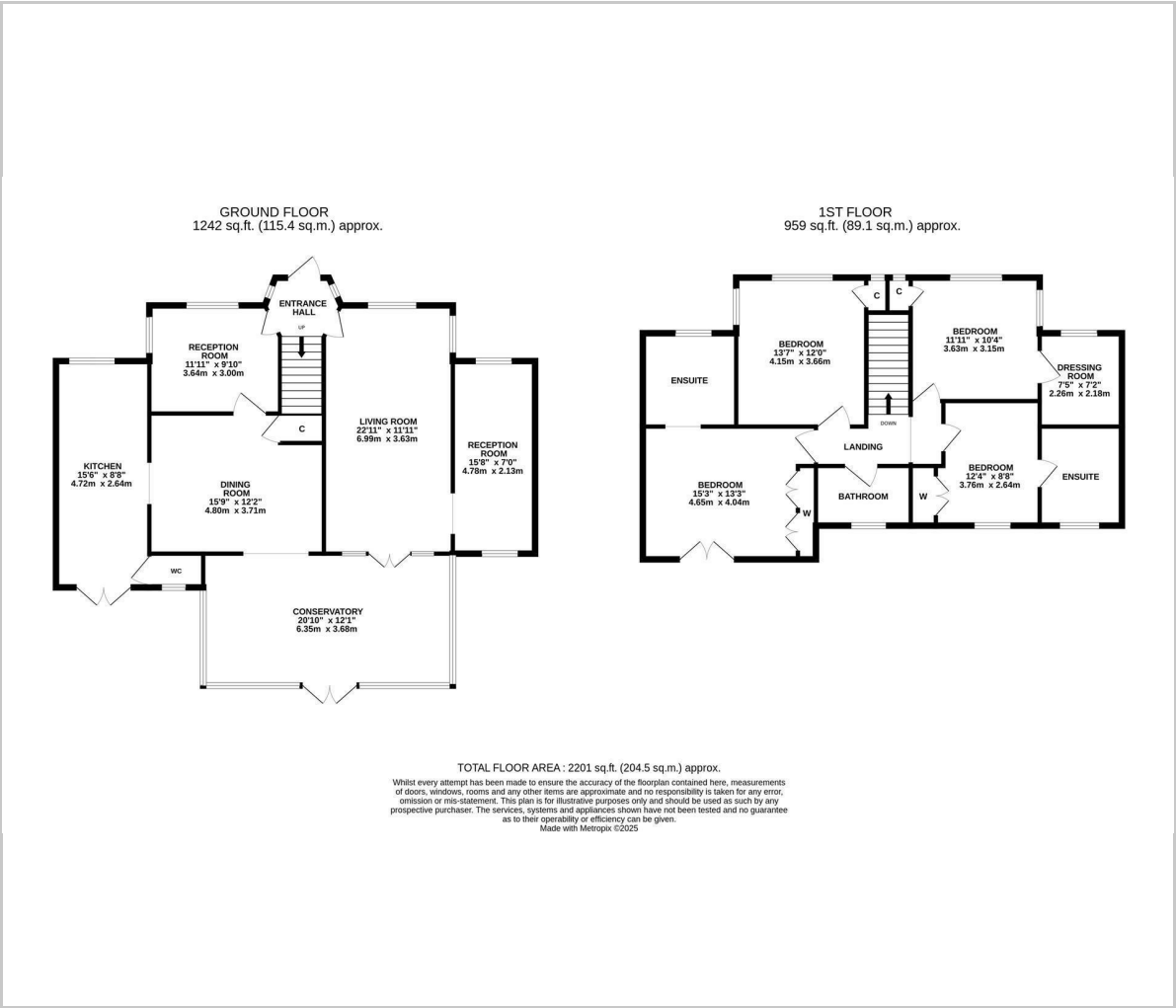




extensive and a particular feature being well established, it is mainly laid to lawn, bordered with mature trees and plants, there are various seating areas, raised vegetable patches, a greenhouse and a pergola covered pathway leading to a wooded area at the end of the garden.



Floor Plan



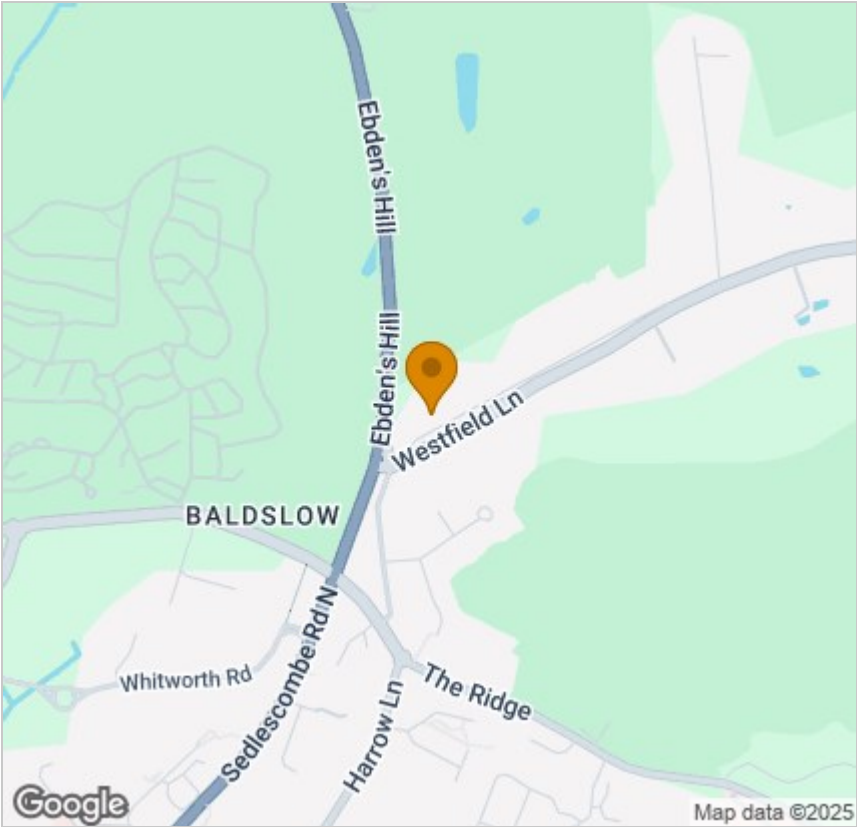
Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

