



## 91 Westfield Lane, St. Leonards-On-Sea, TN37 7NF

A TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH PLANNING APPROVAL (RR/2023/1327/P) FOR A FIVE BEDROOM DETACHED FAMILY HOUSE AND SITUATED CLOSE TO LOCAL AMENITIES, SCHOOLS (CLAVERHAM CATCMNT) AND LOCAL WALKS AS WELL AS HAVING IMMEDIATE ACCESS FROM WESTFIELD LANE ONTO THE A21 CONNECTING TO TUNBRIDGE WELLS AND LONDON.

The bungalow provides accommodation to include a 19'5 x 10'10 living room with a fireplace and twin windows, a 19'4 x 9'2 kitchen/diner, a separate utility room and store room, a family bathroom/w.c. as well as an attic room with dormer window. In addition, there is a driveway to the side providing off road parking which leads to the 23ft x 22ft max. garage (new rubber roof).

The front and rear gardens are mainly laid to lawn with flowers, shrubs and fruit trees with a rear raised decking area. There is also a brick garden studio/office which is ideal for those working from home. The bungalow does require some general updating and modernisation with further benefits including gas fired central heating and double glazing.

Inspection of the planning approval documents can be found on [www.rother.gov.uk](http://www.rother.gov.uk) and viewing is encouraged by the owners Sole agent Charles & Co.

Price £425,000

# 91 Westfield Lane, St. Leonards-On-Sea, TN37 7NF



- Two Bedroom Detached Bungalow
- Popular Westfield Lane
- Close to Schools & Amenities
- Planning for Five Bed House
- 19'5 x 10'0 Living Room
- 19'4 x 9'2 Kitchen/Diner
- Separate Utility & Store Room
- Attic Room with Dormer
- Driveway & Garage
- Lawned Gardens & Studio

## Entrance Lobby

## Entrance Hall

## Living Room

19'5 x 10'10 (5.92m x 3.30m)

## Kitchen/Diner

19'4 x 9'2 (5.89m x 2.79m)

## Covered Side Porch

20'5 x 3'8 (6.22m x 1.12m)

## Store Room

6'0 x 5'7 (1.83m x 1.70m)

## Utility Room

8'0 x 6'5 (2.44m x 1.96m)

## Bedroom One

10'10 x 10'0 (3.30m x 3.05m)

## Bedroom Two

10'10 x 10'10 (3.30m x 3.30m)

## Bathroom/W.C

7'7 x 6'9 (2.31m x 2.06m)

## First Floor

## Attic Room

9'2 x 9'2 (2.79m x 2.79m)

## Outside

## Front Garden

## Driveway

## Garage

23'0 x 22'0 max (7.01m x 6.71m max)

## Rear Garden

## Studio



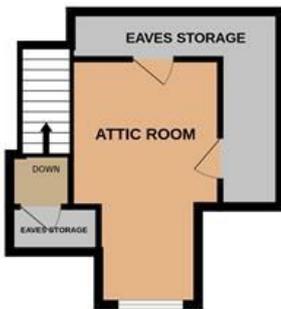


# Floor Plan

GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR  
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	