



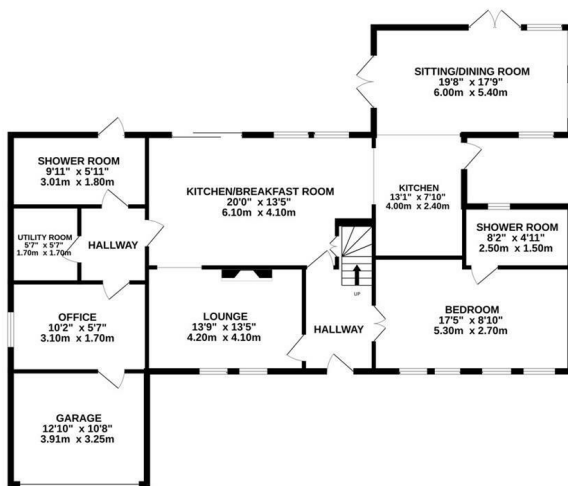
## Harley Shute Road, St. Leonards-On-Sea TN38 9JJ

Offers in excess of £750,000

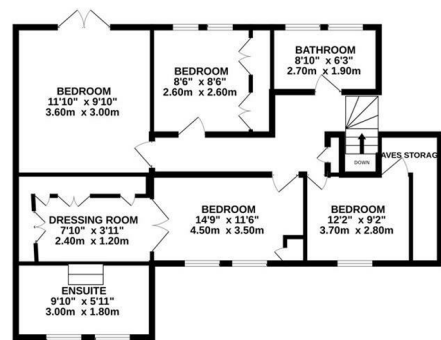


Impressive 1950's five bedroom DETACHED HOUSE positioned in an enviable West St. Leonards location, within walking distance of nearby shops, both primary and secondary schools, the beach, bus routes and West St. Leonards railway station. The accommodation here is PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT and enjoys an EXPANSIVE AND VERSATILE LAYOUT spanning two spacious storeys. The ground floor offers TWO RECEPTION ROOMS, having been extended the property benefits from GENEROUS PROPORTIONS. The EAT IN KITCHEN provides ample storage space, with room for a range oven on the KITCHEN ISLAND and is open to the dining room, with access to the conservatory and doors leading out to the garden. Continuing on the ground floor there is a UTILITY ROOM, two shower rooms, with one leading off to the double bedroom, which could PROVIDE ANNEX ACCOMMODATION. In addition on this floor, this impressive house offers an OFFICE, making it perfect for those who work from home. On the first floor there are four bedrooms, all of which are doubles, with the main bedroom enjoying an EN SUITE SHOWER ROOM and a

GROUND FLOOR  
1430 sq.ft. (132.9 sq.m.) approx.



1ST FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 2238 sq.ft. (207.9 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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