



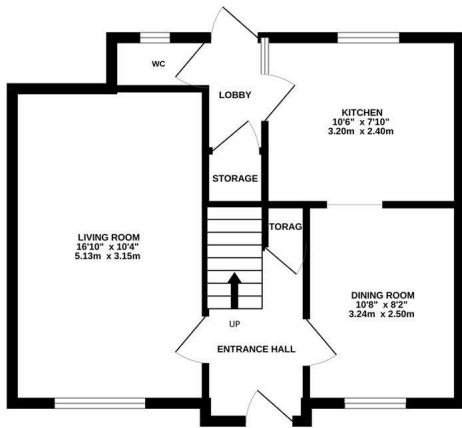
Harley Shute Road, St. Leonards-On-Sea TN38 8BU

Offers in excess of £230,000

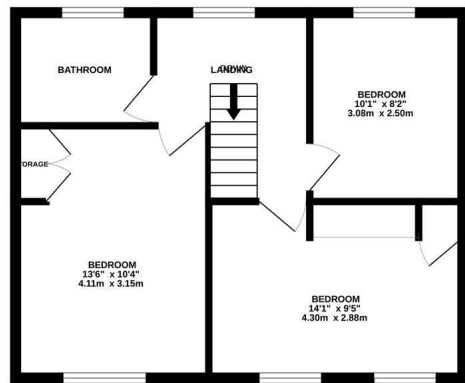


A deceptively spacious three bedroom TERRACED HOUSE with OFF ROAD PARKING positioned in an enviable West St. Leonards location, within walking distance of nearby shops, both primary and secondary schools, the beach, bus routes and West St. Leonards railway station. The ground floor is arranged as a bright living room along with a dining room which leads through to the SEPARATE KITCHEN spanning the rear of the property. There is also a DOWNSTAIRS CLOAKROOM on this floor. The first floor houses THREE DOUBLE BEDROOMS together with a family bathroom where there is a bath with shower over. The enclosed rear garden offers a LARGE EXPANSE OF LAWN while to the front of the property there is a DRIVEWAY providing off road parking for one vehicle. With HUGE SCOPE FOR POTENTIAL and being sold with NO ONWARD CHAIN, this fantastic property would make the perfect investment opportunity.

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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