



Harley Shute Road, St. Leonards-on-sea,
TN38



Key Features

- Detached Family Home
- Five Bedrooms
- Versatile Layout with Annex Potential
- Stylish Bathroom + Two Ensuities
- Gated Driveway
- West St. Leonards
- Sunny Aspect Rear Garden
- Far Reaching Sea Views
- High Specification Kitchen
- Utility Room & Separate WC



*Generously Proportioned West St. Leonards Home, With
Adaptable Layout, Gated Driveway, Family Friendly Garden And
Sea Views*





Located in one of St. Leonards most favoured family residential areas, this impressive family home has a versatile layout to suit a multitude of different lifestyles.

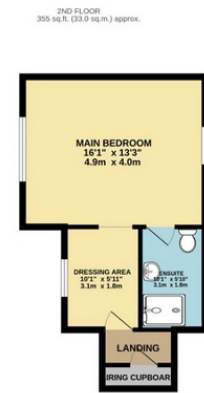
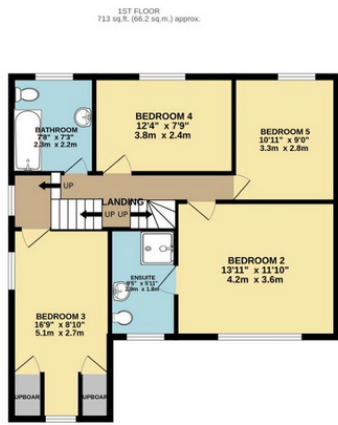
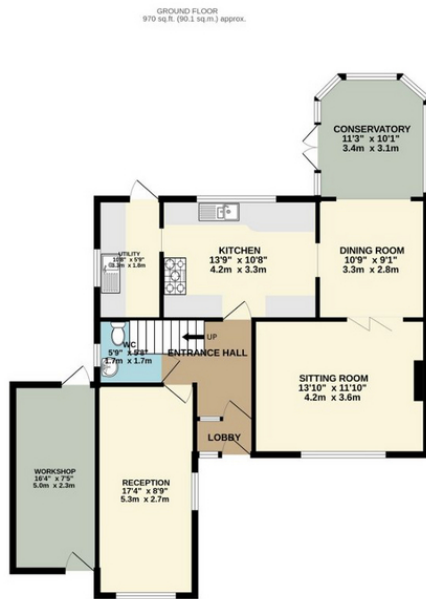
The property is within easy reach to favoured Primary and Secondary schools as well as country walks through the Filsham Nature Reserve.

From the welcoming entrance hall there is a; separate WC, sitting room with bi-fold doors to the dining room, high specification kitchen with natural stone worktops, utility room and conservatory overlooking the rear garden. There is also a workshop room to the side of the property.

From the first floor landing there is a high specification bathroom, three double bedrooms and a further fourth bedroom with en-suite shower room. The main bedroom occupies the second floor and comprises a dressing area, generous bedroom with dual aspect windows looking out to the sea and a stunning en-suite shower room.

The gated driveway can comfortably accommodate multiple vehicles. To the rear is a sunny aspect garden with a paved sandstone area, which is ideal for alfresco entertaining.





TOTAL FLOOR AREA : 2038 sq.ft. (189.3 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 errors, 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.
Made with Metropix ©2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current |
|---|---|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 64 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Tenure Type: Freehold
Council Tax Band: D
Council Authority: Hastings Borough

TAUK

02081 871 747 | enquiries@theagencyuk.com

