



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

A DECEPTIVE FOUR BEDROOM, TWO RECEPTION ROOM DETACHED CHALET STYLE HOUSE, SITUATED IN THE POPULAR WEST ST LEONARDS AREA CLOSE TO LOCAL AMENITIES, SCHOOLS, ST. LEONARDS BEACH AS WELL AS WEST ST LEONARDS MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property provides accommodation arranged over two floors to include a dual aspect living room with French doors overlooking the rear gardens and a fitted kitchen with built-in appliances which opens up into the separate dining room. There are also three double bedrooms to the ground floor, a bathroom with over bath shower and a separate w.c. To the first floor there is a fourth bedroom which could be used as an additional sitting room or office and this room has extensive coastal views towards Bexhill and over the sea towards Beachy Head in Eastbourne.

Outside, there is a driveway to the front providing off road parking for up to four vehicles and a 17'6 x 10'6 Garage with a personal door to the rear garden which measures approximately 36 metres. The gardens are mainly laid to lawn with a large patio that adjoins the full width of the property (ideal for a rear Conservatory) and there are also mature trees with the gardens enjoying a south westerly aspect.

Further benefits include gas fired central heating, double glazing and viewing is considered essential with Sole agent, Charles & Co.

Price £475,000

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- Detached Four Bedroom Chalet Bungalow
- Popular West St Leonards Area
- Close to Beach & Train Station
- Living Room overlooking Gardens
- Fitted Kitchen with Built-in Appliances
- Separate Dining Room
- Bathroom & Separate W.C
- Driveway & Garage
- 118ft Patio & Lawned Gardens
- Viewing Strictly By Appointment

Reception Hall

19'8 x 6'9 max (5.99m x 2.06m max)

Dining Room

15'10 x 12'4 max (4.83m x 3.76m max)

Kitchen

12'0 x 8'0 (3.66m x 2.44m)

Living Room

16'8 x 12'0 (5.08m x 3.66m)

From Reception Hall

Bedroom One

12'6 x 12'1 (3.81m x 3.68m)

Bedroom Two

14'0 into bay x 12'0 (4.27m into bay x 3.66m)

Bedroom Three

12'0 x 12'0 (3.66m x 3.66m)

Bathroom

Separate W.C

First Floor

Bedroom Four/Sitting Room

15'2 x 12'7 (4.62m x 3.84m)

Outside

Front Garden

Driveway

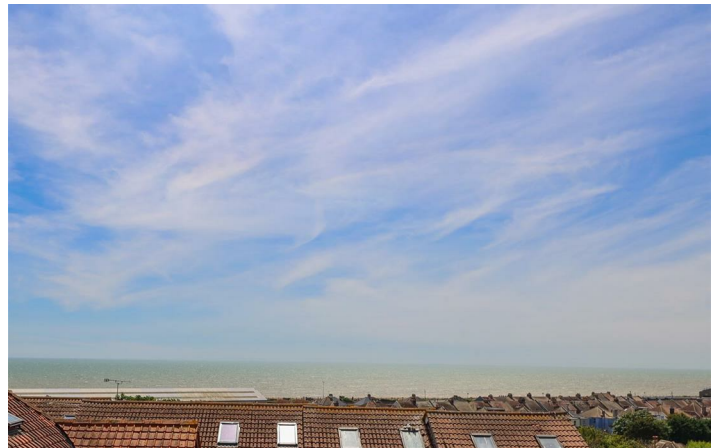
Garage

17'6 x 10'6 (5.33m x 3.20m)

Rear Garden

118'1" (36m)





Floor Plan



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) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	