









# 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 176 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.

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- Detached Four Bedroom Chalet Bungalow Popular West St Leonards Area
- Living Room overlooking Gardens
- Bathroom & Separate W.C
- Viewing Strictly By Appointment
- Fitted Kitchen with Built-in Appliances
- · Driveway & Garage

- Close to Beach & Train Station
- · Separate Dining Room
- 118ft Patio & Lawned Gardens

# **Reception Hall**

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

#### **Bedroom Three**

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

#### Rear Garden

118'1" (36m)

## **Dining Room**

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

# **Bathroom**

Separate W.C

#### Kitchen

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

# First Floor

## **Living Room**

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

# **Bedroom Four/Sitting Room**

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

#### From Reception Hall

#### **Bedroom One**

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

# **Outside**

#### **Front Garden**

**Driveway** 

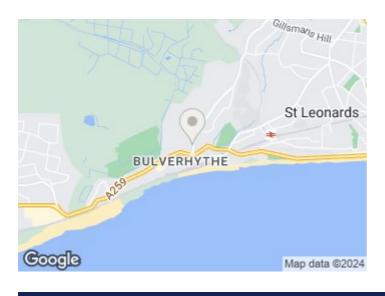
#### **Bedroom Two**

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

# Garage

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



















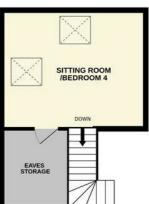




# Floor Plan

GROUND FLOOR 1092 sq.ft. (101.5 sq.m.) approx. 1ST FLOOR 280 sq.ft. (26.0 sq.m.) approx.





TOTAL FLOOR AREA: 1372sq.ft. (127.5 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 terms are approximate and no responsibility is taken for any error, ornission or me-statement. This plan is for flustrative purpose only and should be used as such by any prospective purchaser. The services, properties the services of the control of the



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