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**21 Harbour Way, St. Leonards-On-Sea, East Sussex TN38 8EP  
Guide Price £475,000**

**\*\*\* Guide Price £475,000 - £500,000 \*\*\*** Rush Witt & Wilson welcome to the market this most impressive four bedroom detached residence. The property is located in a favoured area of St Leonards being a short drive from the market town of Battle, nearby shops, schools and amenities with a generous driveway which leads to the integral garage. In addition attractive gardens are found to the rear with the rear garden enjoying plenty of sun and privacy and views to the sea. Internally the property is very well presented and deceptively spacious, boasting an entrance hallway, cloakroom/wc, living room with separate dining room together with fitted kitchen/breakfast room. To the first floor there are four bedrooms with the main bedroom benefiting from en-suite shower room/wc as well as a family bathroom/wc. Further notes of interest include modern double glazing and gas fired central heating. Internal viewings are strongly encouraged for this prominent property situated within the sought after location. All viewings via appointed agents Rush Witt & Wilson.





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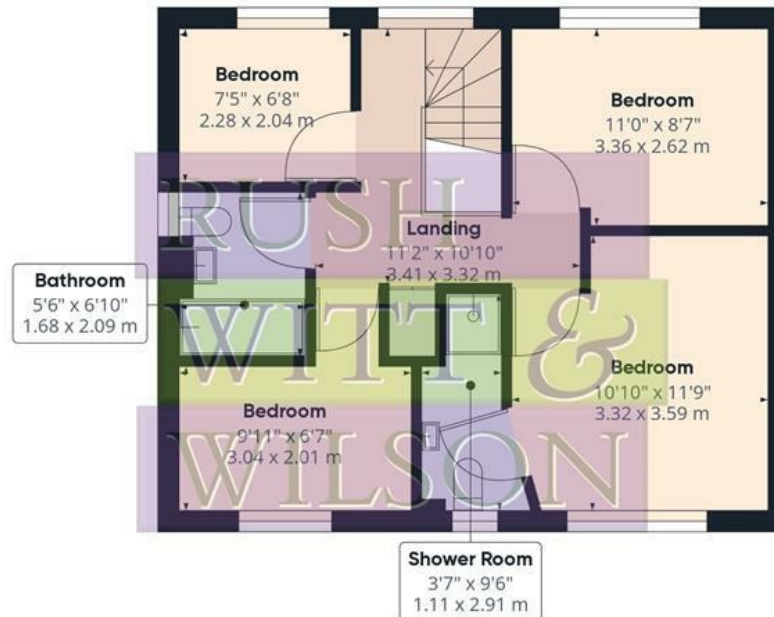
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

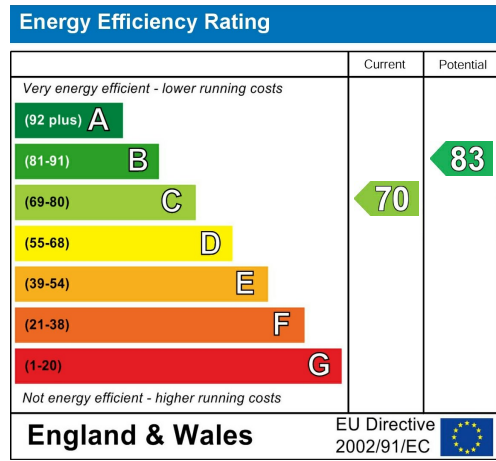
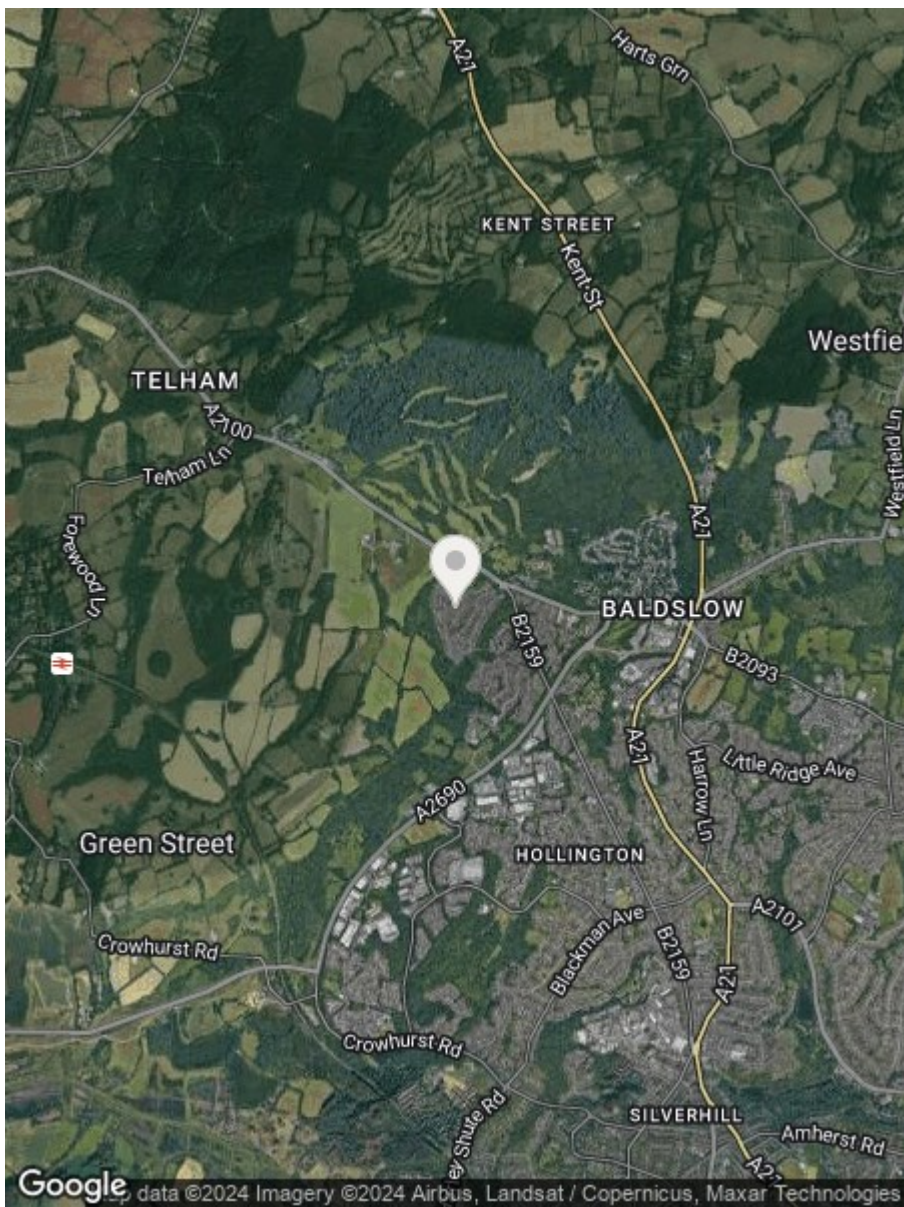
1211.74 ft<sup>2</sup>

112.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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