

**RUSH
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WILSON**



56a Harley Shute Road, St. Leonards-On-Sea, TN38 8BU
Offers In Excess Of £500,000

This beautifully designed property presents an expansive 1222.99 square feet of living space elegantly spread across two floors.

The property houses a total of three bedrooms and one bathroom, comfortably accommodating a family setup. Entering the ground floor you're greeted by a spacious open-plan kitchen and living area that's fitted with a neat stove and provides a perfect setting for family meals and gatherings. The same floor also houses two of the bedrooms, offering restful spaces for a good night's sleep, an office to cater to your professional needs and a bathroom for convenience. Proceed to the first floor to encounter an additional bedroom characterised by a charming spiral staircase, adding to the property's unique appeal. This home offers an ideal living space that's cosy yet ample, designed thoughtfully for a comfortable living experience. The property boasts ample off road parking to the front alongside a mostly laid to lawn rear garden with new fencing surrounding. We welcome you to this chain free property which is ready to view now!





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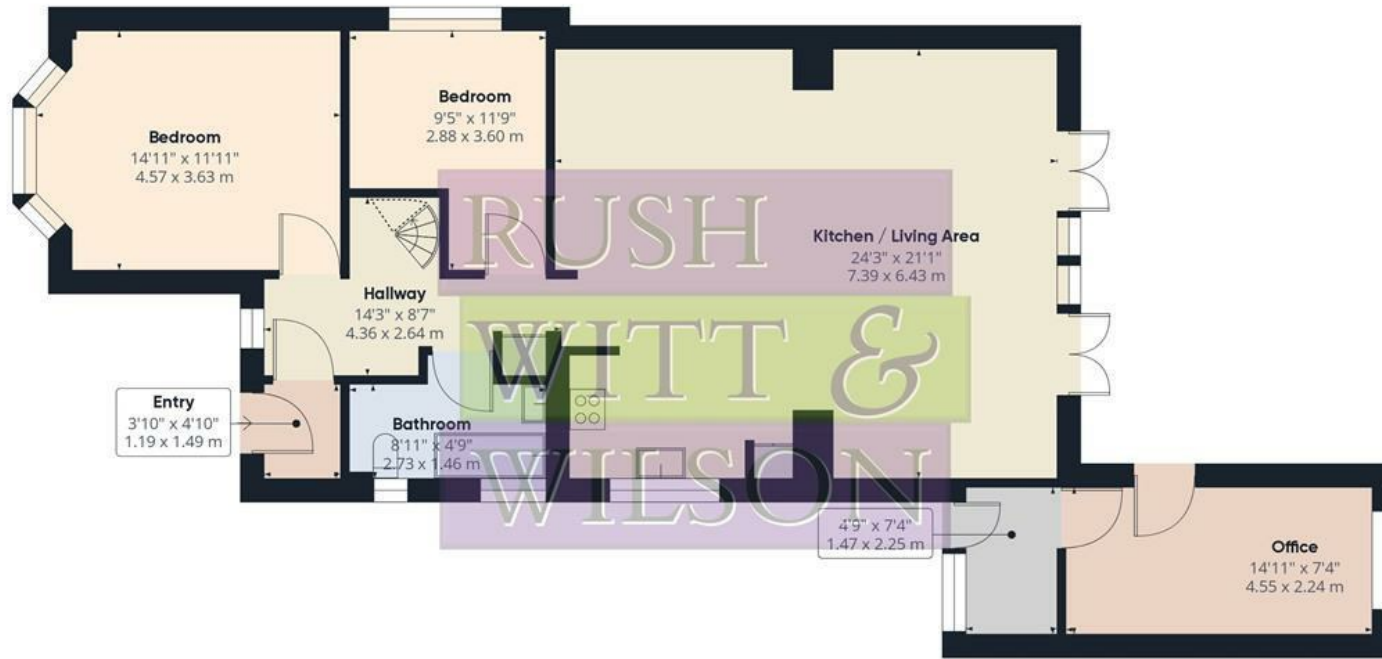
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Floor 0



Floor 1

Approximate total area⁰

1222.99 ft²

113.62 m²

Reduced headroom

54.83 ft²

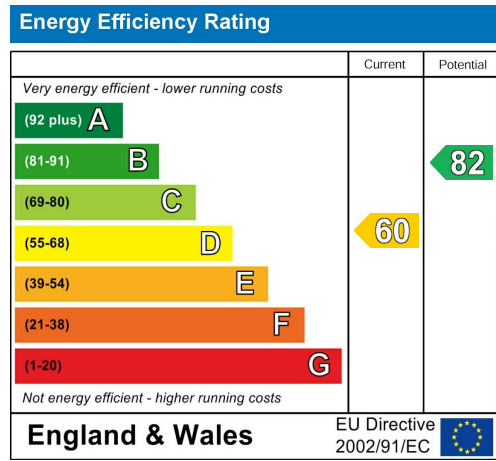
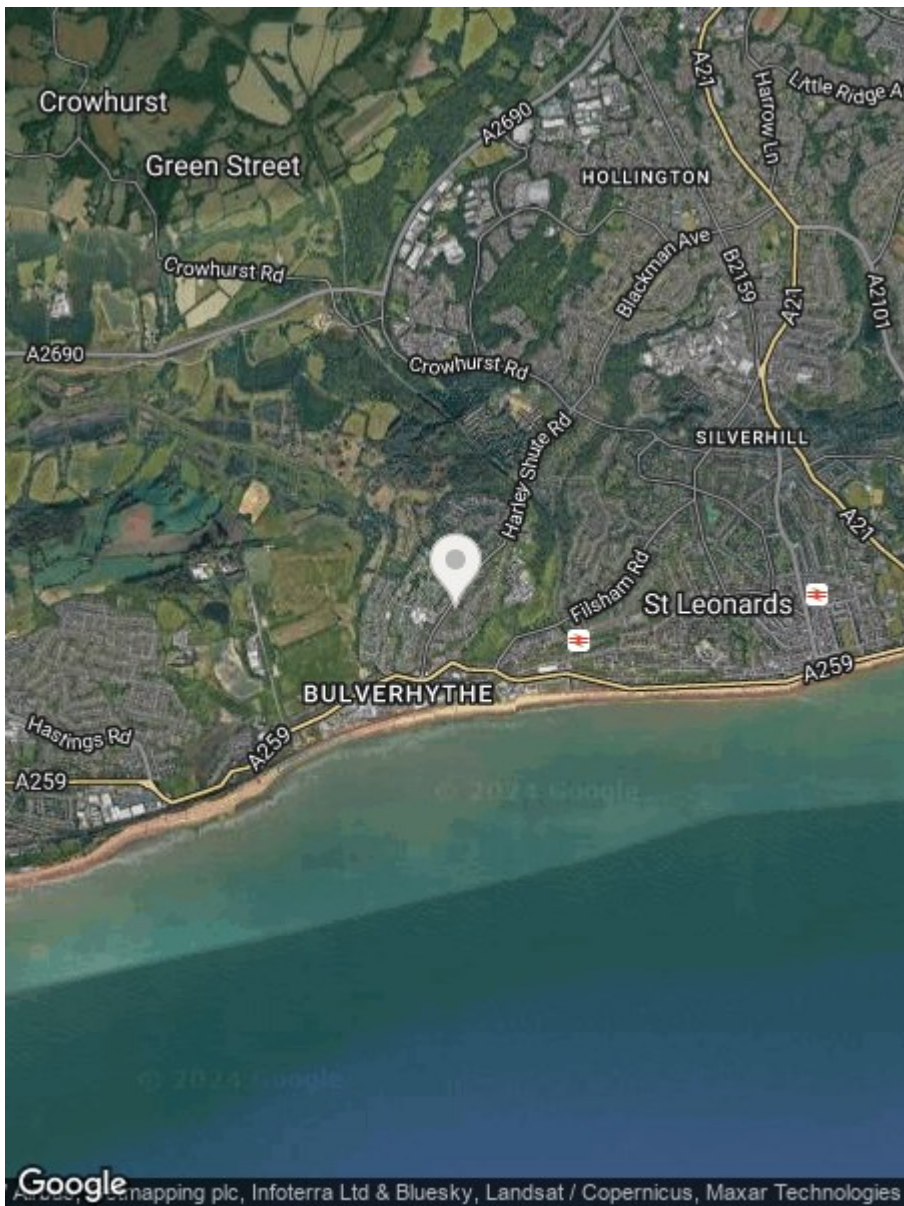
5.09 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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