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**221 Harley Shute Road, St. Leonards-On-Sea, East Sussex TN38 9JJ**  
**£750,000**



Nestled on the desirable Harley Shute Road, this substantial detached family home offers an exceptional living experience. With five generously sized bedrooms and two well-appointed bathrooms, this property is perfect for families seeking space, comfort and adaptability. Upon entering, you are greeted by a spacious entrance leading to a bright living room, complete with a charming feature fireplace and double doors that lead into a delightful conservatory, ideal for enjoying the garden views. The separate dining room seamlessly connects to a spacious fitted kitchen/breakfast room, making it perfect for both entertaining and everyday family life. Additionally, the ground floor features a convenient downstairs cloakroom and a utility room, enhancing the practicality of the home. The first floor boasts four double bedrooms, ensuring ample space for family members or guests. The main bedroom is particularly impressive, featuring an arched entry to a large dressing area with extensive built in wardrobe's matching custom made units and an en suite bathroom for added privacy. The second floor reveals a stunning fifth bedroom, measuring an impressive 36ft, which has been creatively utilised as a games room, offering endless possibilities for leisure and entertainment. The outdoor space is equally impressive, with a large patio area perfect for al fresco dining, complemented by a spacious lawn bordered by mature trees, providing a tranquil retreat. The front of the property features a well-maintained garden, primarily laid to lawn, alongside a driveway that accommodates multiple vehicles and grants access to the garage. This home is ideally situated within easy reach of local shops, transport links, and both primary and secondary schools, making it a perfect choice for families. With the property spanning 2897 square feet and desirable location, this property is a rare find and not to be missed.

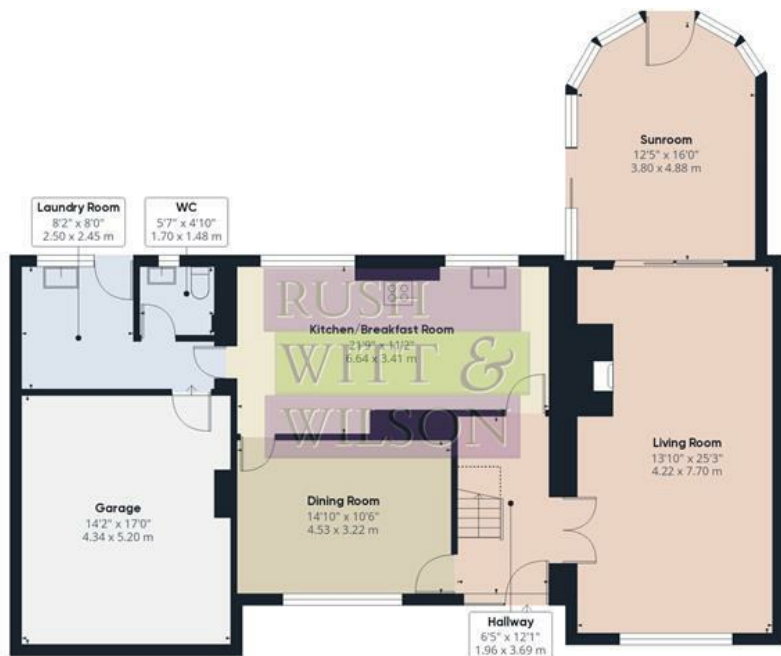












Floor 0



Floor 1



Floor 2

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

2897.43 ft<sup>2</sup>

269.18 m<sup>2</sup>

Reduced headroom

165.27 ft<sup>2</sup>

15.35 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

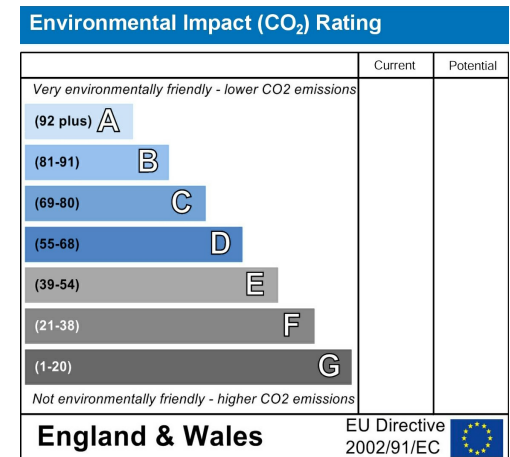
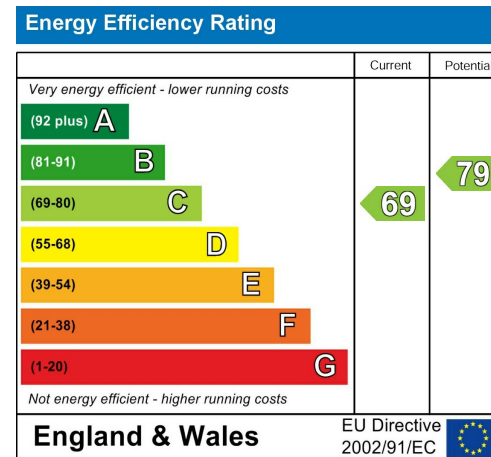
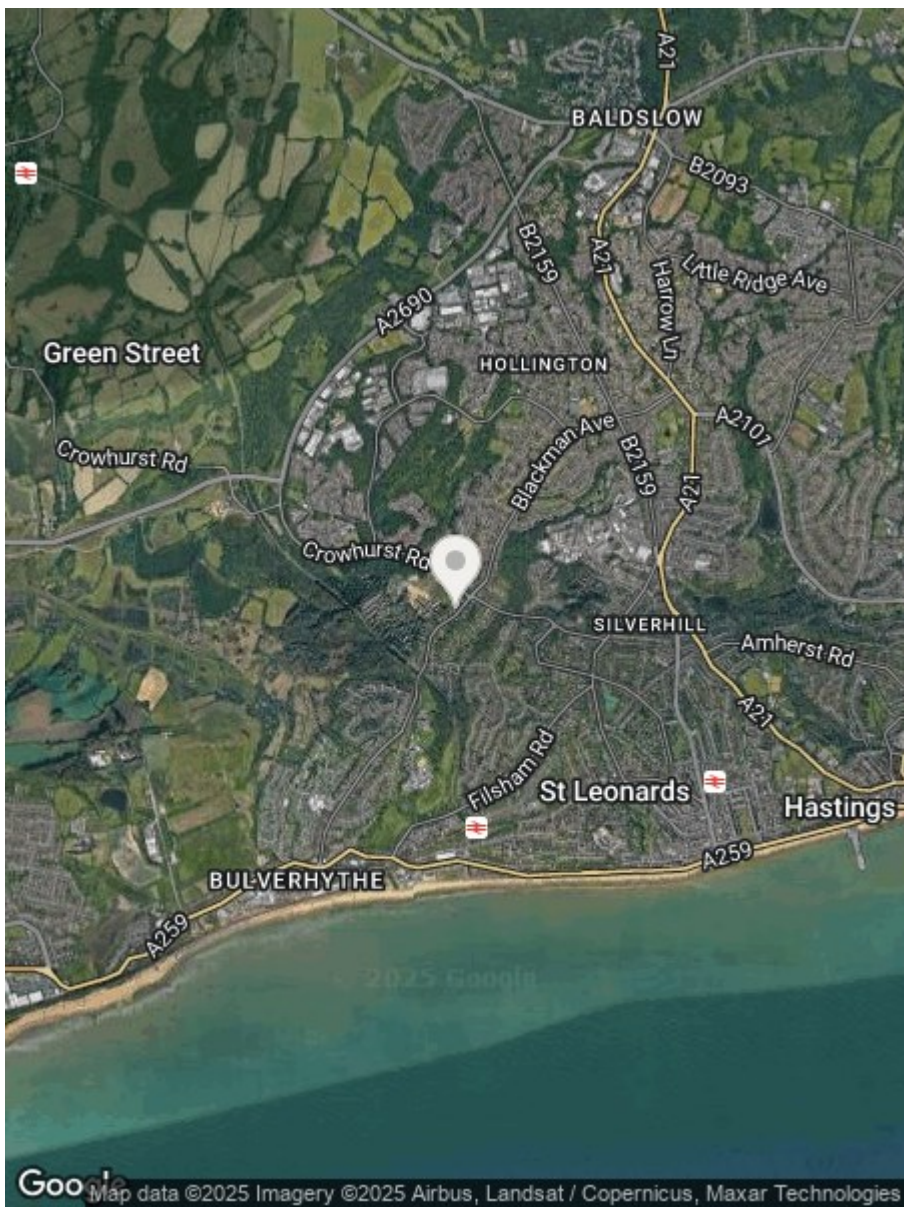
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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