

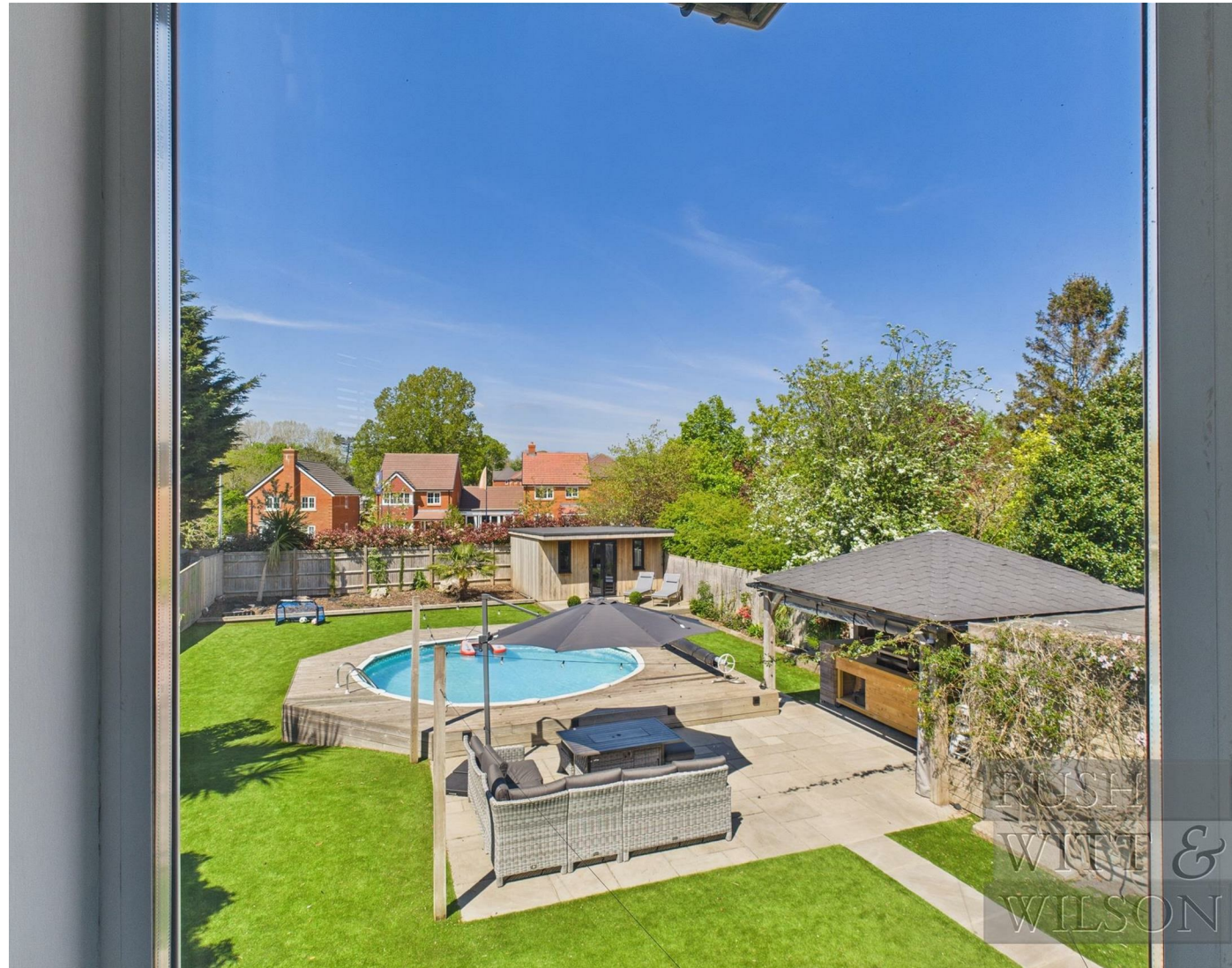
**RUSH
WITT &
WILSON**



RUSH
WITT &

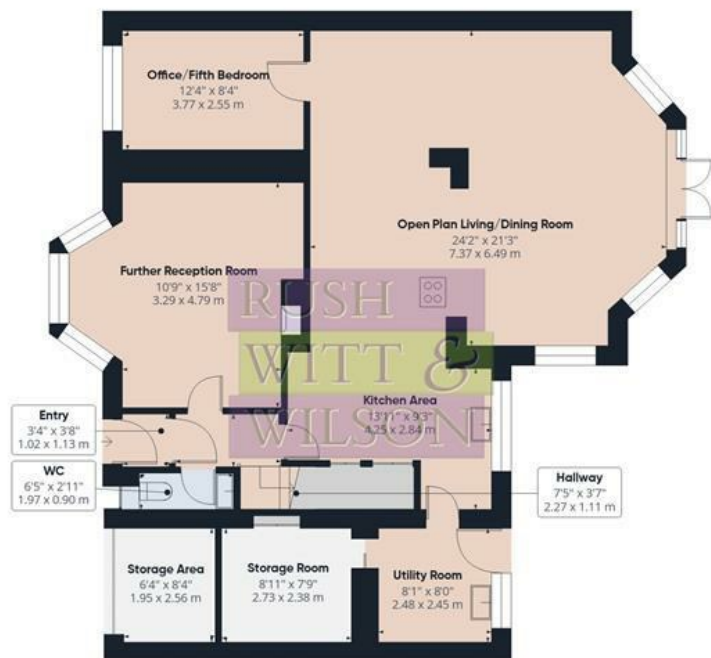
203 Harley Shute Road, St. Leonards-On-Sea, TN38 9JJ
£900,000

Nestled on the desirable Harley Shute Road in St. Leonards-On-Sea, this remarkable four-bedroom detached house is a true gem for modern family living. The property is beautifully extended and presented, offering a stylish and spacious environment that is perfect for both relaxation and entertaining. Upon entering, you are greeted by a striking and beautifully designed open-plan kitchen, living, and dining area that serves as the heart of the home. This expansive space is complemented by a cosy lounge, providing a perfect retreat for quiet evenings. An additional sitting room opens directly onto the garden, creating a seamless flow between indoor and outdoor spaces. For those who work from home, a versatile office or fifth bedroom adds to the home's appeal. The ground floor also features a utility room, a storage area, and a convenient downstairs WC. As you ascend to the first floor, you will discover four generous double bedrooms. The principal suite is particularly luxurious, boasting a walk-in wardrobe, an en suite shower room, and a charming Juliette balcony that overlooks the beautifully landscaped garden. The outdoor space is a true highlight of this property. The large rear garden is designed for entertaining, featuring a swimming pool, a sun-soaked patio with a stylish pergola, and a summer house that can serve as a games room or garden office. Additionally, the property includes two garages, one of which is part-converted for storage, and a spacious block-paved driveway that accommodates parking for up to five vehicles. This home is not just a place to live; it is a lifestyle choice, offering comfort, elegance, and a prime location in a sought-after area. Whether you are hosting gatherings or enjoying quiet family time, this property is sure to impress.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

RUSH
WITT &
WILSON

Approximate total area^m

2665 ft²

247.5 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

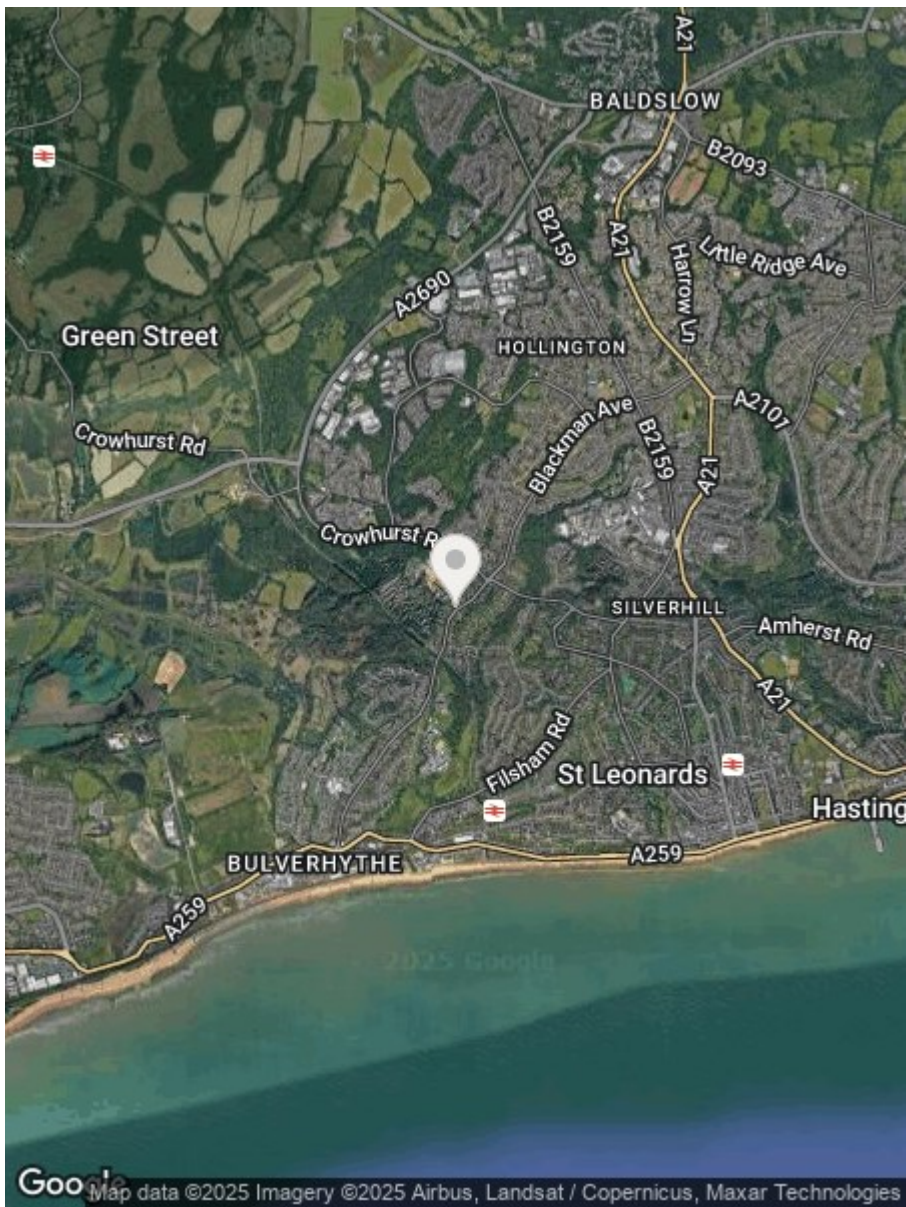
Reduced headroom

..... 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**