

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**195 Harley Shute Road, St. Leonards-On-Sea, TN38 9JJ**  
**Offers In Excess Of £450,000**



### **Create Your Dream Home on One of St Leonards Most Sought-After Addresses**

**A rare opportunity to transform potential into perfection, this spacious property set on a generous plot on Harley Shute Road, comes with plan as drawn up but not currently submitted to extend and the scope to create a truly stunning executive residence.**

**Whether you're a seasoned developer or an ambitious buyer with vision, this is your chance to design and build a luxury home tailored to modern living, all within an enviable location.**

**The current property requires full updating throughout, offering a blank canvas in one of the most desirable residential pockets of St Leonards. With ample space to expand and elevate, you can unlock the full value of the plot and create something truly exceptional.**

**Highlights at a Glance: Prime, tree-lined location on a highly sought-after road. Large plot with substantial frontage and garden space. Ideal project for self-builders, developers, or bespoke home seekers. Close to top-rated schools, transport links, and local amenities. Whether it's a grand open-plan kitchen overlooking landscaped gardens, a home office wing, or luxurious bedroom suites — the possibilities are as exciting as they are endless.**

**Opportunities like this don't come often. Contact us today to arrange a viewing and take the first step toward creating something extraordinary.**













**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**RUSH  
WITT &  
WILSON**

**Approximate total area<sup>m</sup>**

1320 ft<sup>2</sup>

122.7 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 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.

**GIRAFFE360**





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

**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**