

**RUSH  
WITT &  
WILSON**



**79b High Beech Chalet Park Battle Road, St. Leonards-On-Sea, TN37 7BS**  
**Offers In The Region Of £150,000**



This delightful two-bedroom detached chalet offers a perfect blend of comfort and modern living. The property is presented in good order throughout, featuring a contemporary kitchen and a stylish bathroom that cater to today's lifestyle. Upon entering, you will find a spacious reception room that seamlessly flows into the generous kitchen, creating an inviting space ideal for entertaining family and friends. The property also boasts a well-sized conservatory, which provides a lovely outlook over the private patio garden, perfect for enjoying sunny afternoons. The accommodation includes two comfortable bedrooms, served by a modern shower room, ensuring convenience for residents and guests alike. The garden wraps around the property on three sides, predominantly paved, making it an excellent area for outdoor gatherings. Additionally, a shed offers practical storage solutions. For your convenience, an allocated parking space is situated close to the property, enhancing the ease of daily living. St. Leonards-On-Sea is well-equipped with a variety of recreational facilities, high street supermarkets, and shops, catering to all your needs. The nearby mainline station at Battle provides direct services to London Charing Cross, making this location ideal for commuters. With its appealing features and prime location, this bungalow is a must-see. Viewing is highly recommended to fully appreciate all that this property has to offer.

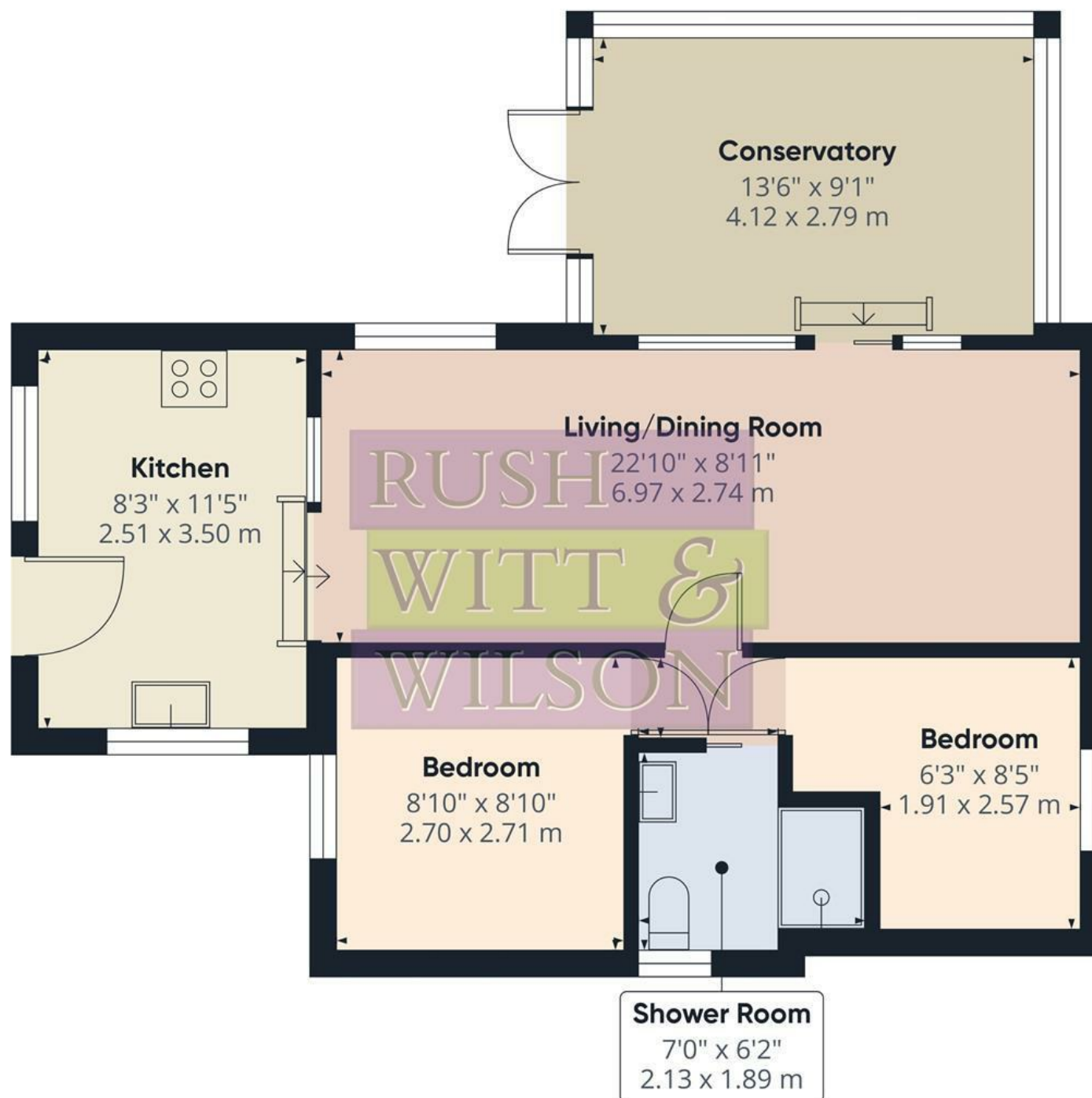












**Approximate total area<sup>(1)</sup>**

616 ft<sup>2</sup>

57.1 m<sup>2</sup>

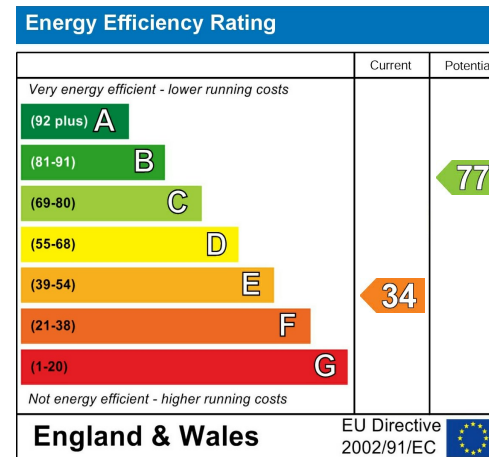
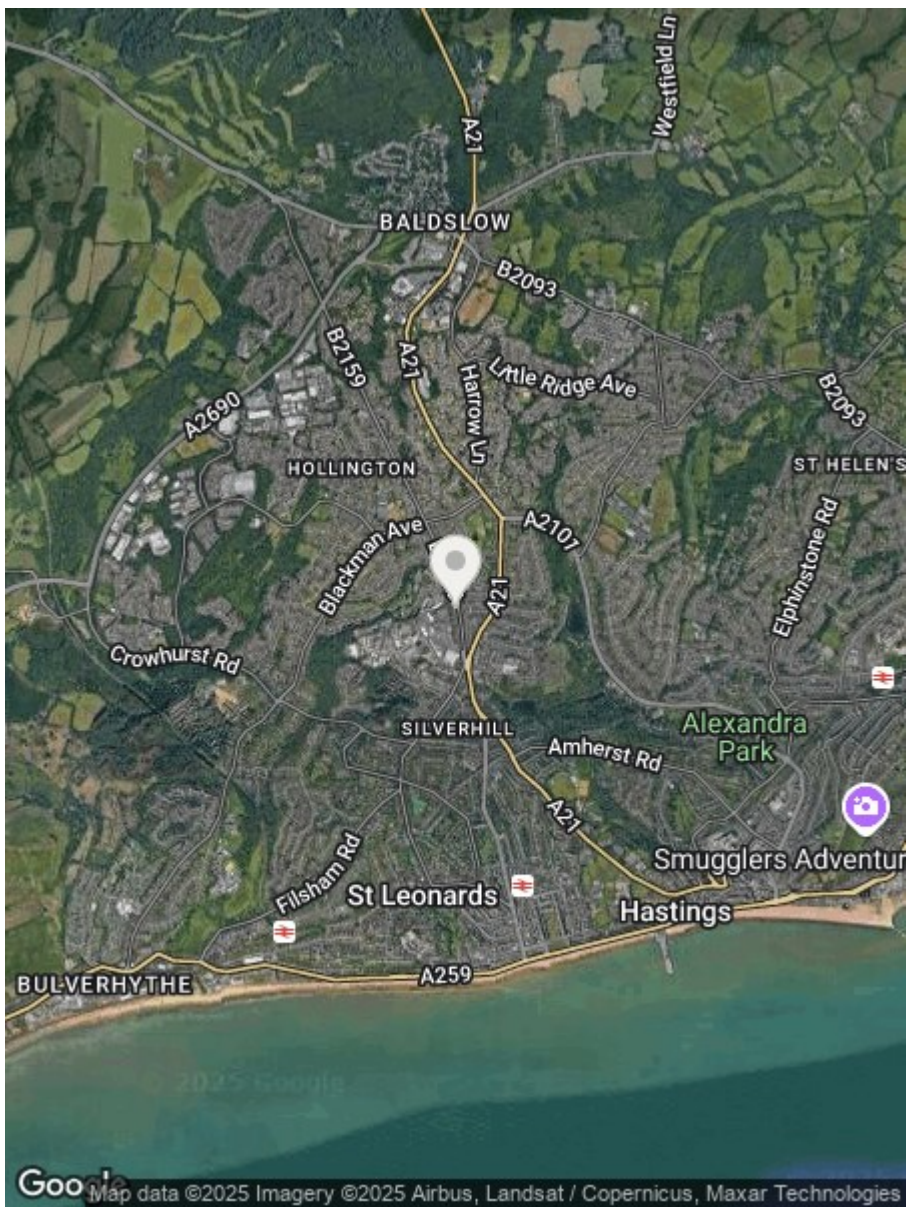
(1) Excluding balconies and terraces

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

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.

**GIRAFFE 360**





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