

**RUSH
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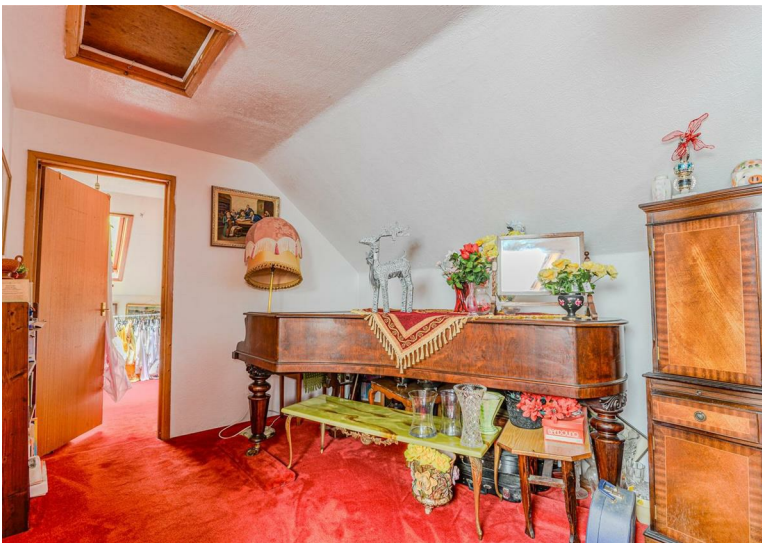
**Lakeside, 39 Beauharrow Road, St. Leonards-On-Sea, East Sussex TN37 7BL
£725,000**

A truly unique property that is now available for the first time since new. This detached chalet bungalow offers a rare opportunity to own a home in a desirable location that boasts not only three reception rooms but also five bedrooms and two bathrooms.

The property's generously proportioned and versatile accommodation provides ample space for all your needs, whether you're looking for a spacious family home or a place to entertain guests. With ample parking and an integral garage.

Situated in a secluded location within mature garden, this bungalow offers direct access onto walks, allowing you to enjoy the beauty of the outdoors right from your doorstep. The privacy and tranquillity of this setting make it a perfect retreat from the hustle and bustle of everyday life with stunning views over the lake from the large sun terrace.

Don't miss out on this rare opportunity to own a piece of paradise in St. Leonards-On-Sea. Contact us today to arrange a viewing and see for yourself the potential that this unique property has to offer.



The property is approached at the end of this no-through road. From the driveway steps lead up to a composite stable style door leading into:-

Entrance Porch

6'4 x 5'4 (1.93m x 1.63m)

With ceiling lighting, ample space for coats and boots and a wooden glazed door leading into:-

Entrance Hall

forming an 'l'shape (forming an 'l'shape)

Extending to 28ft at the maximum with stairs to the first floor, ceiling lighting and radiator.

Kitchen/Breakfast Room

19' x 9'8 (5.79m x 2.95m)

Fitted with a matching range of white wall and base mounted units with a complementing work surface over, space for a range oven, integral fridge/freezer and dishwasher, single bowl ceramic sink with drainer and mixer tap, under and over unit lighting, ceiling lighting, radiator, space for breakfast table and double glazed window.

Sitting Room

19'2 x 15'6 (5.84m x 4.72m)

Enjoying a dual aspect via a large picture double glazed window and large double glazed sliding doors with access onto the sun terrace; with stunning views over the garden and lake. Ceiling lighting, radiator, built-in bar, doorway through into dining room and feature fireplace.

Dining Room

12' 2 x 11'6 (3.66m 0.61m x 3.51m)

With a double glazed window, ceiling lighting, radiator, return door/opening into the sitting room and opening into:-

Music Room/Study

11'9 x 9'7 (3.58m x 2.92m)

Flooded with lighting enjoying a triple aspect with lovely views over the garden as well as a set of double glazed sliding doors leading onto the sun terrace, ceiling lighting and radiator.

Bedroom Five

8'9 x 8'8 (2.67m x 2.64m)

Double glazed window to rear aspect, radiator and ceiling lighting.

Cloakroom

9' x 2'9 (2.74m x 0.84m)

Fitted with a low level w.c, wash hand basin with hot and cold taps, ceiling lighting, tiled floor and double glazed window.

Bathroom

10'5 x 7'7 (3.18m x 2.31m)

Fitted with low level w.c, wash hand basin with hot and cold taps, large shower cubicle with fixed rainfall shower head, double ended claw footed bath with mixer tap and shower attachment, tiled floor, tiled walls, ceiling lighting, radiator and double glazed window.

Utility Room

10'7 x 4'7 (3.23m x 1.40m)

With a work surface and inset sink with mixer tap, space for washing machine and tumble dryer, airing cupboard housing immersion tank, ceiling lighting, tiled floor, tiled walls and double glazed obscured door with garden access.

Bedroom Four

12'1 x 7'5 (3.68m x 2.26m)

Double glazed window, ceiling lighting and radiator.

Bedroom Two

10' x 9'1 (3.05m x 2.77m)

Double glazed window, ceiling lighting and radiator.

Bedroom One

12'3 x 11'1 (3.73m x 3.38m)

Dual aspect double glazed windows, ceiling lighting, radiator and wash hand basin with hot and cold taps.

First Floor

Landing/Reception Area

28'1 x 14'3 including the stairs (8.56m x 4.34m including the stairs)

Large landing which could be used as a study area or an informal seating area (currently has space to house a piano) with Velux window and ceiling lighting.

Bedroom

14'4 x 10'5 (4.37m x 3.18m)

Within the eaves, Velux window and ceiling lighting.

Bathroom

6'3 x 5'1 (1.91m x 1.55m)

Fitted with a low level w.c, wash hand basin with hot and cold taps, bath with hot and cold taps, Velux window and ceiling lighting.

Walk-in Wardrobe

With lighting.

Outside

Garage

15'7 x 20'2 (4.75m x 6.15m)

With a remote operated roll door, power, lighting, window and integral door to property.

Store Room/Workshop

15'8 x 6'6 (4.78m x 1.98m)

Accessed of the rear of the garage with a window, double glazed door with garden access, lighting and housing the wall mounted gas fired boiler.

Garden

The mature garden wraps around the property and is predominately laid to lawn and enclosed to one side with mature hedgerows and trees. There is a large sun terrace accessed via the principal reception rooms that is positioned to enjoy the view over the garden and lake. The garden extend up round the side of the lake to a small area of woodland. The property title also includes approximately a third of the lake.

Agents Notes

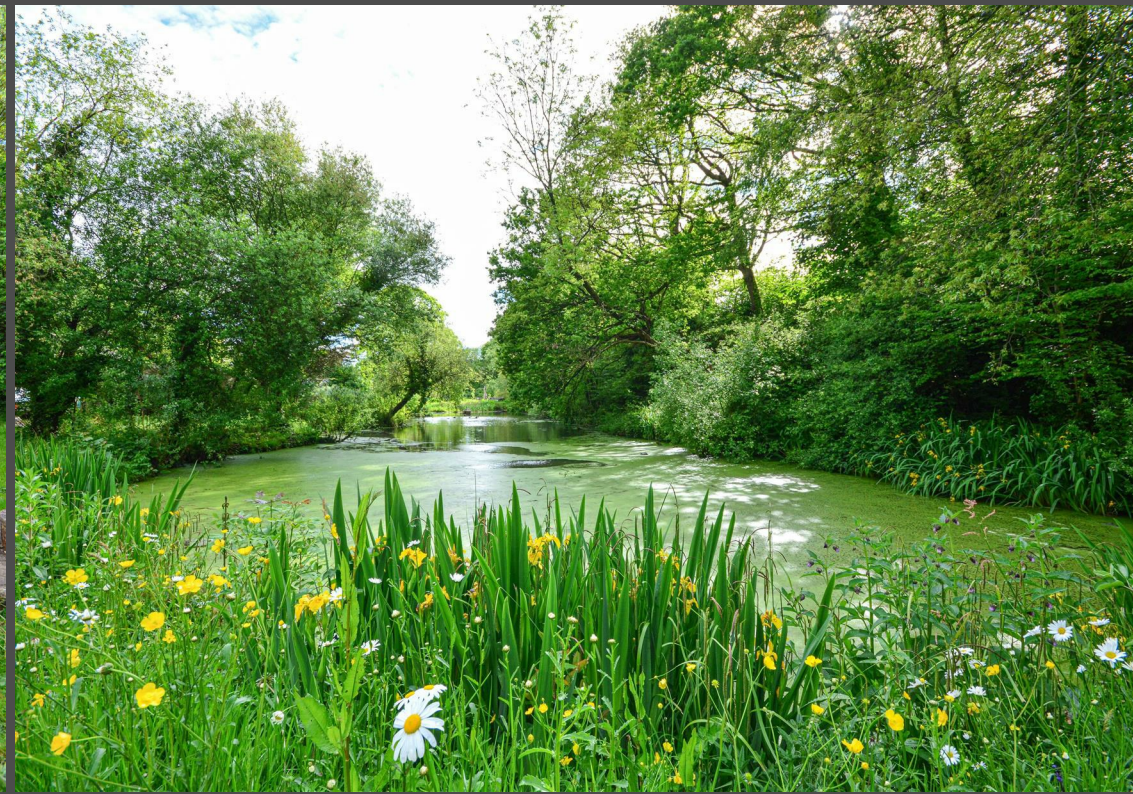
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax band F

We have been advised that the property owns a share of the lake along with other properties in Beauharrow Road and the approach driveway on a separate title.







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	82
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	



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