



Key Features

- ◆ CHAIN FREE
- ◆ Three-bedroom, semi-detached house
- ◆ Two reception rooms
- ◆ Long rear garden
- ◆ Freehold
- ◆ EPC rating D

3  2  1 

Harley Shute Road, St. Leonards-On-Sea

£360,000



Northwood are delighted to welcome to market this lovely three-bedroom, two-reception room, semi-detached house in West St Leonards-on-sea.

Accommodation comprises: open-plan lounge/dining room, fitted kitchen, three bedrooms and bathroom with shower over bath.

Further benefits include private driveway, double-glazing throughout and large, private rear garden.

Located in West St Leonards, close to local shops and schools, West St. Leonards train station and within walking distance of the seafront, this lovely home is perfectly located for young families.





CURRENTLY TENANTED WITH STABLE, LONG-TERM TENANTS, THIS PROPERTY IS AVAILABLE AS AN INVESTMENT WITH THE TENANTS IN-SITU OR AS A VACANT POSSESSION.

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/ca0067a9c16e4664b1f121c9ed92c6d2/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band C: £2167

Exterior and approach

Situated on a pleasant, tree-lined avenue, set back from the road by a concrete driveway with space for two or three cars

Hallway

4.52m x 1.7m (14'10" x 5'7")

A small porch separates the inner and outer uPVC double-glazed doors allowing extra sound and heat insulation

The hallway is carpeted with a radiator, under stairs storage and uPVC double-glazed window to side aspect

Lounge

4.23m x 3.68m (13'11" x 12'1")

Good-sized lounge, open-plan to dining room with laminate flooring, feature fireplace, radiator and large uPVC double-glazed window to front aspect

Dining Room

3.66m x 3.05m (12'0" x 10'0")

Laminate flooring, radiator and uPVC double-glazed French doors to private rear garden





Kitchen

4.25m x 2.27m (13'11" x 7'5")

Tile-effect flooring, granite-effect laminate worksurfaces over white cabinets and doors, stainless steel and glass cooker hood over stainless steel gas hob and built-under electric oven, uPVC double-glazed door to rear garden and space/plumbing for washing machine and fridge-freezer

Landing

2.55m x 1.12m (8'5" x 3'8")

Centrally positioned landing, carpeted with loft access and doors to all first-floor rooms

Bedroom One

4.5m x 3.49m (14'10" x 11'6")

Good-sized double-bedroom, carpeted with radiator and large uPVC double-glazed window to front aspect

Bedroom Two

3.7m x 3.46m (12'1" x 11'5")

Double-bedroom, carpeted with radiator and uPVC double-glazed window to rear aspect affording views across St Leonards to the sea

Bedroom Three

2.43m x 1.95m (8'0" x 6'5")

Single-bedroom, carpeted with radiator and uPVC double-glazed window to front aspect

Bathroom

2.61m x 1.93m (8'7" x 6'4")

Wood-effect laminate flooring, airing cupboard, uPVC double-glazed window to rear aspect, radiator and white suite comprising basin, WC and bath with shower over

Rear Garden

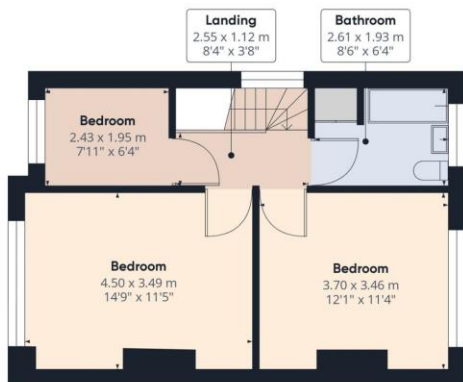
30m x 17m (98'5" x 55'10")

Large rear garden, mostly laid to lawn with paved entertaining area





Floor 0



Floor 1



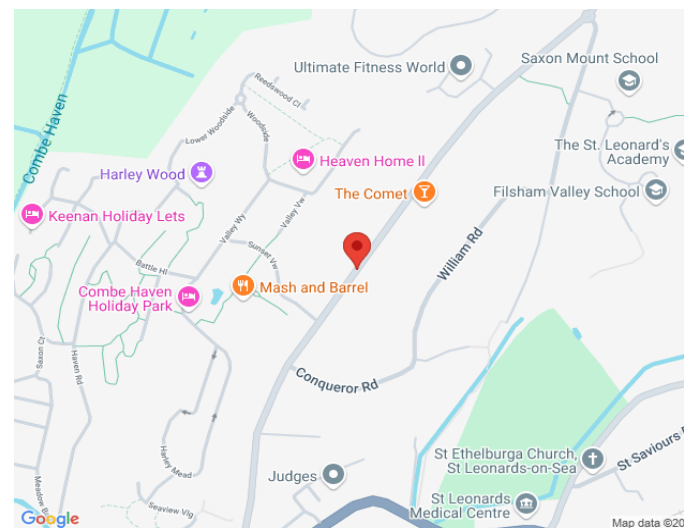
Approximate total area⁽¹⁾
84.95 m²
914.38 ft²

(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 are based on RICS IPMS 3C standard.

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Northwood

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com

