



Harley Shute Road, St. Leonards-On-Sea TN38 8BY

Offers in excess of £700,000



An impressive five bedroom DETACHED FAMILY HOME with a GARAGE, CAR PORT and off road parking. Positioned in an enviable West St. Leonards location it's within walking distance of nearby shops, both primary and secondary schools, good bus routes and within easy reach of West St. Leonards railway station and the beach making it perfectly placed for FAMILY LIFE. The accommodation here offers a VERSATILE LAYOUT with the ground floor arranged as a welcoming entrance hall accessed via the ENCLOSED PORCH, leading to the BRIGHT LIVING ROOM which enjoys a DUAL ASPECT, measuring 21'0 x 14'9 with double doors leading to an additional reception space overlooking and providing access to the garden. The dining room sits separately with space for a full dining table, with the potential to be used as a sixth bedroom. The MODERN FITTED KITCHEN is positioned to the rear of the property, offering ample storage and worktop space, with a freestanding range style oven, housing integrated appliances, plus a BREAKFAST BAR, creating the ideal setting for family life. There is also a SEPARATE UTILITY ROOM with a FAMILY BATHROOM, a STUDY and

