

**RUSH
WITT &
WILSON**



**45 Harley Shute Road, St. Leonards-On-Sea, TN38 8BY
Offers In Excess Of £450,000 Freehold**

Nestled on the desirable Harley Shute Road in St. Leonards-On-Sea, this stunning detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat by the coast. Upon entering, you will be greeted by a spacious kitchen/diner, perfect for entertaining guests or enjoying family meals. The study provides a quiet space for work or leisure, while the utility room adds convenience to daily tasks. The inviting living room is a wonderful area to relax and unwind after a long day. The bungalow boasts a beautifully appointed bathroom, ensuring a tranquil space for relaxation. Outside, the large rear garden presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property features off-road parking for multiple vehicles, a valuable asset in this sought-after location. Situated in a prime area, this home is just a short distance from the beach, making it perfect for seaside strolls and enjoying the coastal lifestyle. The nearby towns of Bexhill and St. Leonards offer a variety of amenities, while excellent bus routes provide easy access to surrounding areas. Recently renovated to the highest standards, this bungalow combines modern elegance with practical living. It is a rare find in a location that truly has it all. Whether you are looking for a family home or a serene getaway, this property is not to be missed.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



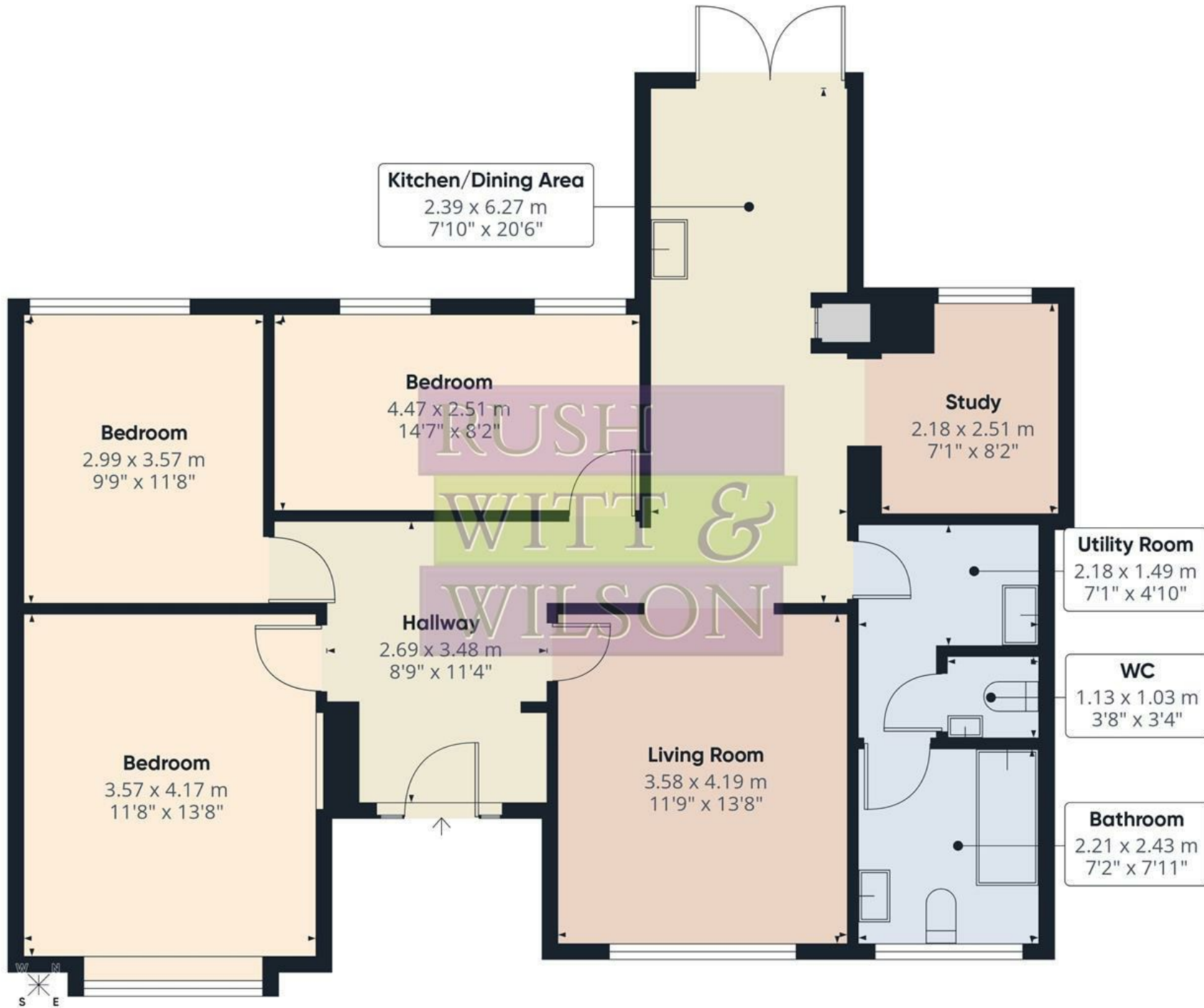
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



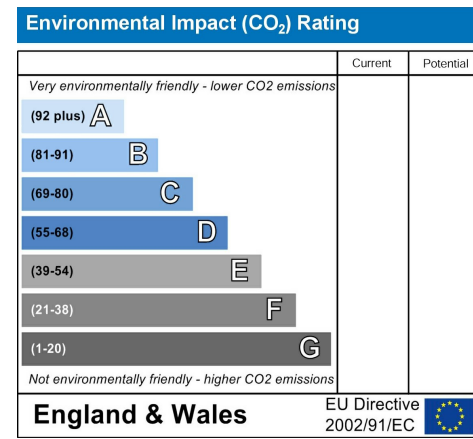
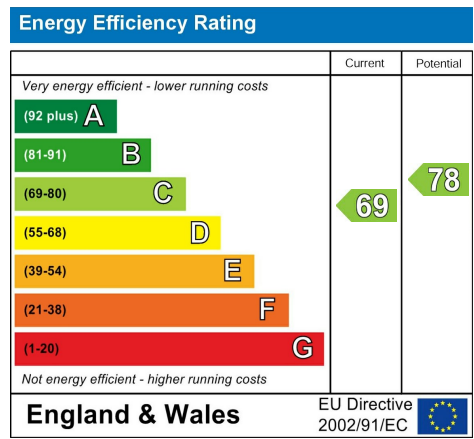
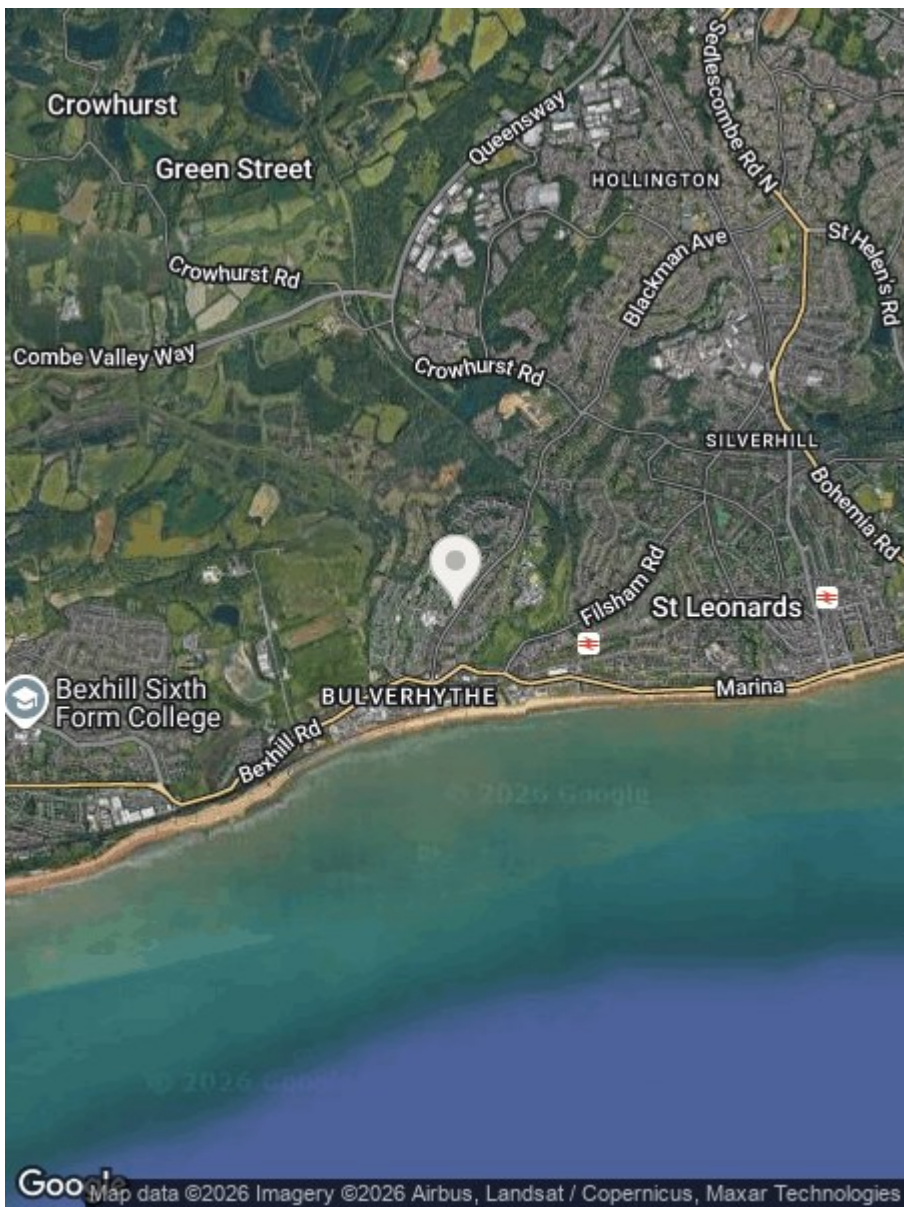
Approximate total area⁽¹⁾

95.5 m²
1027 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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