

72 Harbour Way, St. Leonards-On-Sea, East Sussex TN38 8EU
£600,000 Freehold

An exceptional five-bedroom double-fronted detached family home, situated within a highly sought-after development on the outskirts of Hastings, just seven minutes from the historic market town of Battle and approximately 15 minutes from Hastings. Battle mainline station provides direct connections to London Bridge, with journey times from approximately 69 minutes. The area also benefits from excellent local schooling and beautiful ancient woodland, offering miles of scenic walks right on the doorstep. The property opens into a spacious entrance hallway with a downstairs cloakroom and versatile fifth bedroom, ideal as a home office. The newly fitted kitchen is beautifully appointed with quality wall and base units, wooden worktops, integrated appliances, central island and direct garden access. A separate dining room complements the exceptionally spacious living room, featuring a stylish media wall, inset feature fireplace and French doors opening onto the garden. Upstairs offers four generous bedrooms and a recently fitted, luxurious family bath/shower room with a freestanding roll-top bath and separate shower. The impressive principal bedroom is a particular highlight, complete with its own dressing room and contemporary en-suite featuring a walk-in shower, wash basin and wc. The rear garden is undoubtedly one of the property's finest features and was a deciding factor for the current owners. A substantial veranda-style patio creates the perfect setting for outdoor entertaining, Overlooking an established lawn, mature trees and a breath-taking woodland backdrop. This wonderfully private and tranquil setting provides a true escape from everyday life. Further benefits include a double garage, ample off-road parking and an EV charging point.








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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

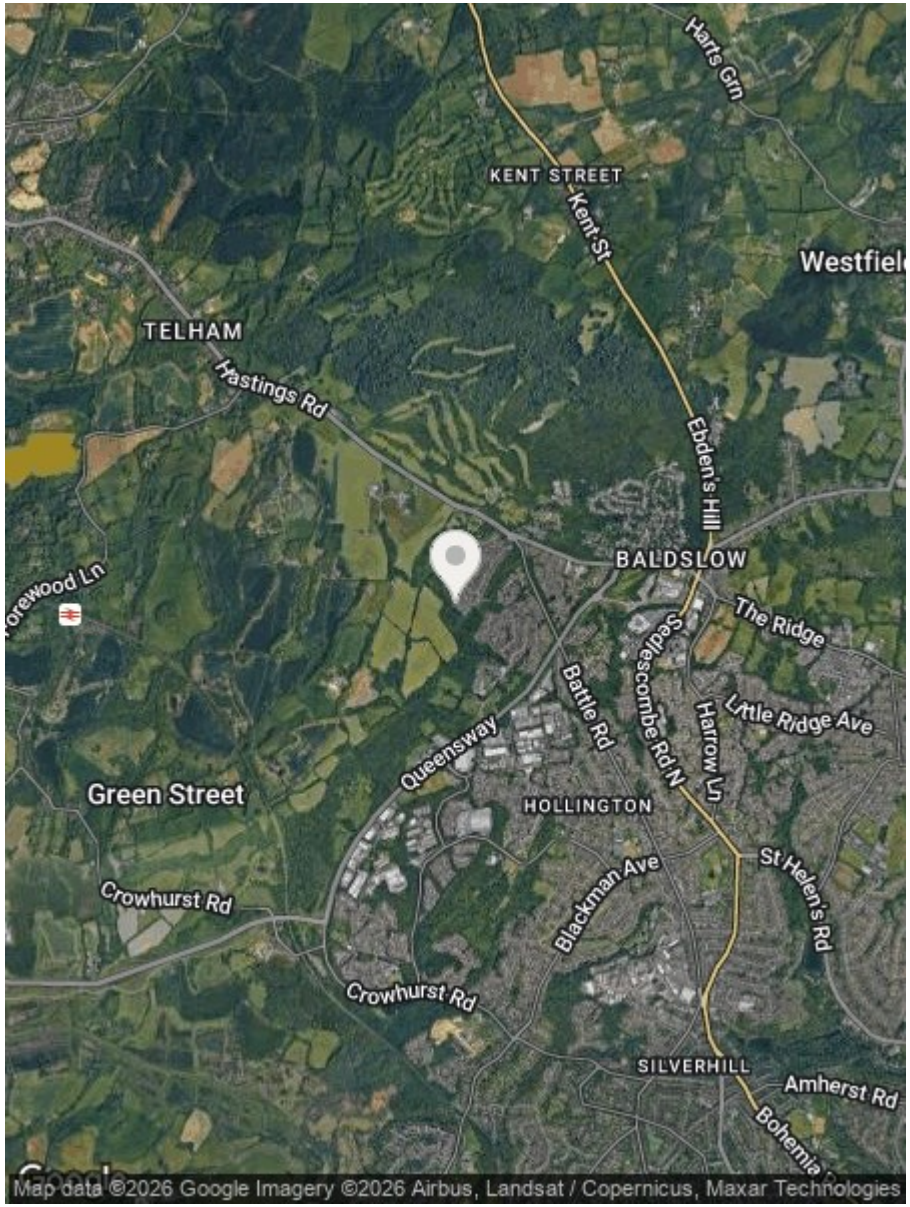
172.5 m²

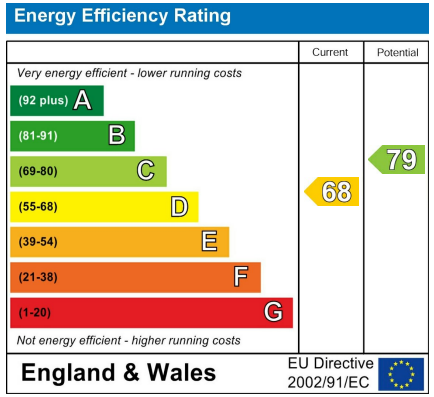
1859 ft²

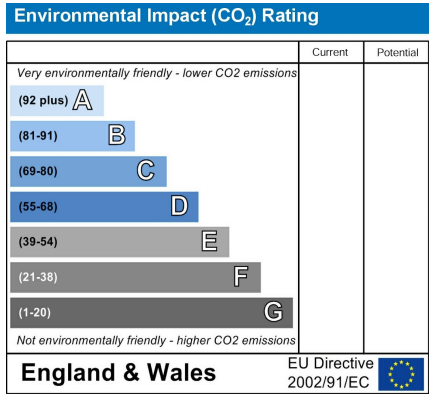
(1) Excluding balconies and terraces

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

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Council Tax Band - F

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.

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