

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**31 Harley Shute Road, St. Leonards-On-Sea, TN38 8BP  
Offers In The Region Of £350,000 Freehold**

**Nestled on the charming Harley Shute Road in St. Leonards-On-Sea, this delightful detached chalet bungalow, presents a wonderful opportunity for those seeking a project to make their own. This three-bedroom chalet-style bungalow boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The property is set on a generous plot, featuring a large rear garden that offers a perfect canvas for gardening enthusiasts or families looking for outdoor space. The bungalow requires modernisation throughout, allowing you to tailor the interiors to your personal taste and style. In addition to the living space, the property includes a garage and off-road parking for up to three vehicles, ensuring convenience for you and your guests. The chain-free status of this property simplifies the buying process, making it an attractive option for prospective homeowners. With its prime location in St. Leonards-On-Sea, you will enjoy the benefits of a peaceful residential area while being within easy reach of local amenities and the stunning coastline. This bungalow is not just a house; it is a place where you can create lasting memories. Don't miss the chance to transform this property into your dream home.**







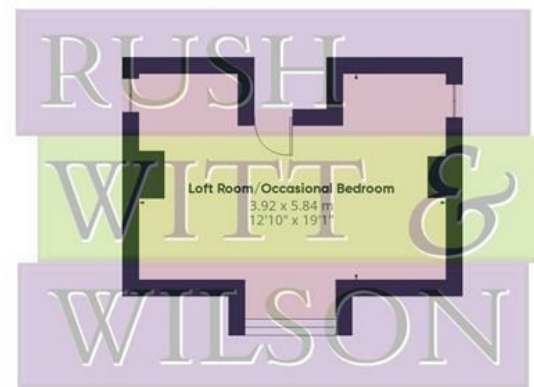


**Floor 0**

**Approximate total area<sup>(1)</sup>**

126.1 m<sup>2</sup>

1358 ft<sup>2</sup>



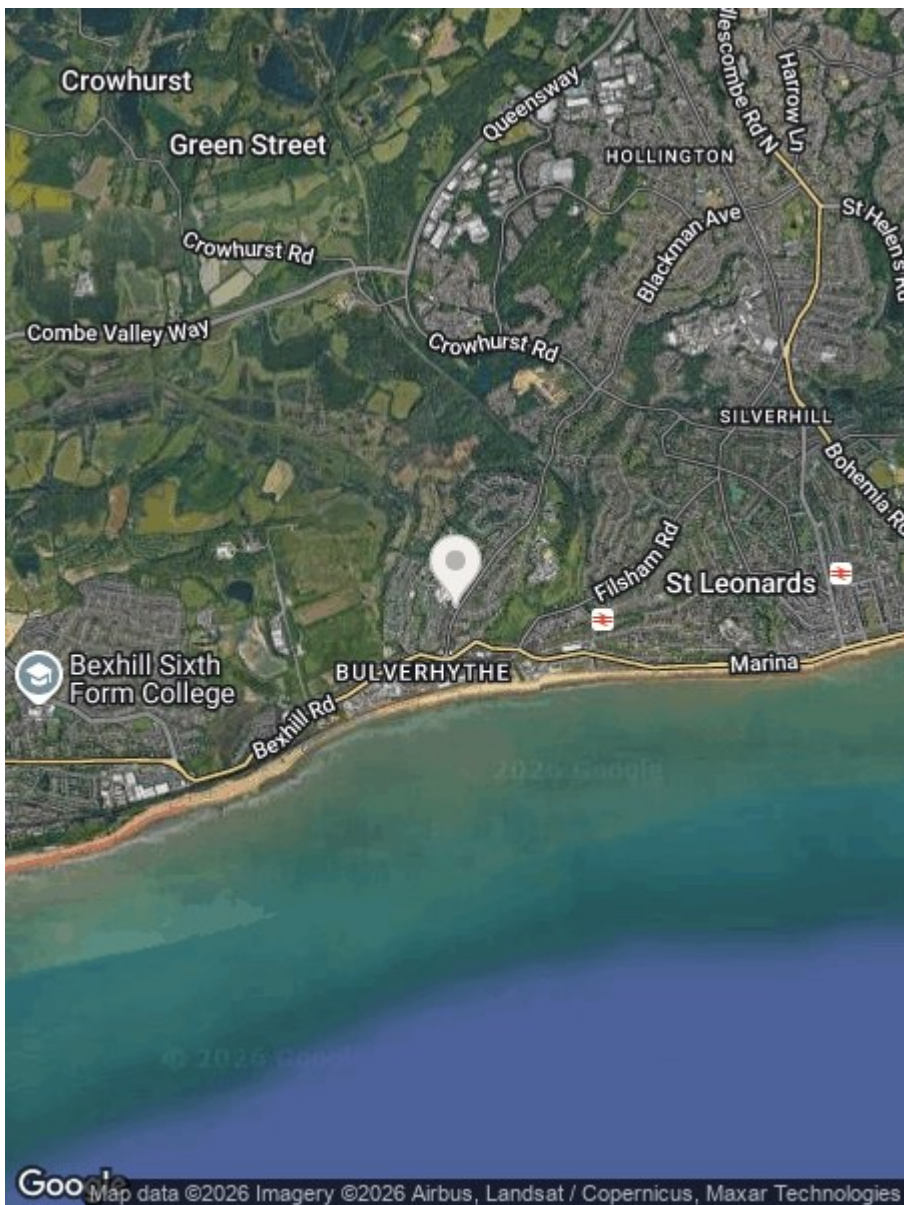
**Floor 1**


(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**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band - D

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>

**RUSH  
WITT &  
WILSON**

**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**