

**RUSH
WITT &
WILSON**



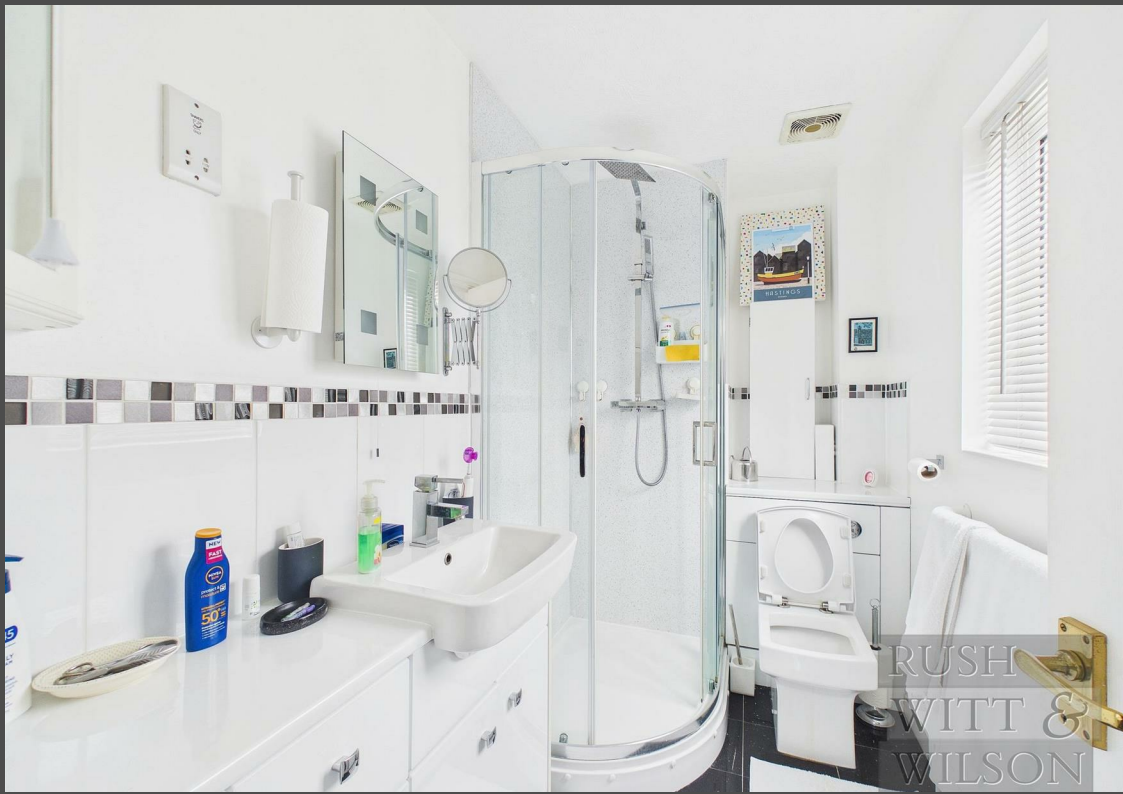
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60 Harbour Way, St. Leonards-On-Sea, TN38 8EP
Offers In Excess Of £400,000 Freehold

Nestled in the charming area of Harbour Way, St. Leonards on Sea, this impressive detached house offers a delightful blend of comfort and contemporary design. Spanning an ample 1,333 square feet, this two-storey residence is perfect for families seeking both space and style. Upon entering, you are welcomed into a spacious living room that invites relaxation and social gatherings. The ground floor also features a bedroom and the fully equipped kitchen is a chef's dream, complete with a high-grade stove, and flows seamlessly into a separate dining room, perfect for entertaining guests. A convenient WC adds to the practicality of this well-thought-out layout. Venture upstairs to discover two generously sized bedrooms, each boasting its own modern bathroom with invigorating showers, ensuring a refreshing start to your day. The first floor also includes a garage and five versatile rooms, allowing for a variety of uses, whether it be additional bedrooms, a playroom, or a home gym, catering to your unique lifestyle needs. This property exemplifies modern urban living, with its thoughtful floor plan and optimal use of space. With its tasteful design and ample room for family life, this home is a rare find in the desirable St. Leonards-On-Sea area. Don't miss the opportunity to make this stunning house your new home.









Floor 0

Approximate total area⁽¹⁾

123.9 m²

1333 ft²



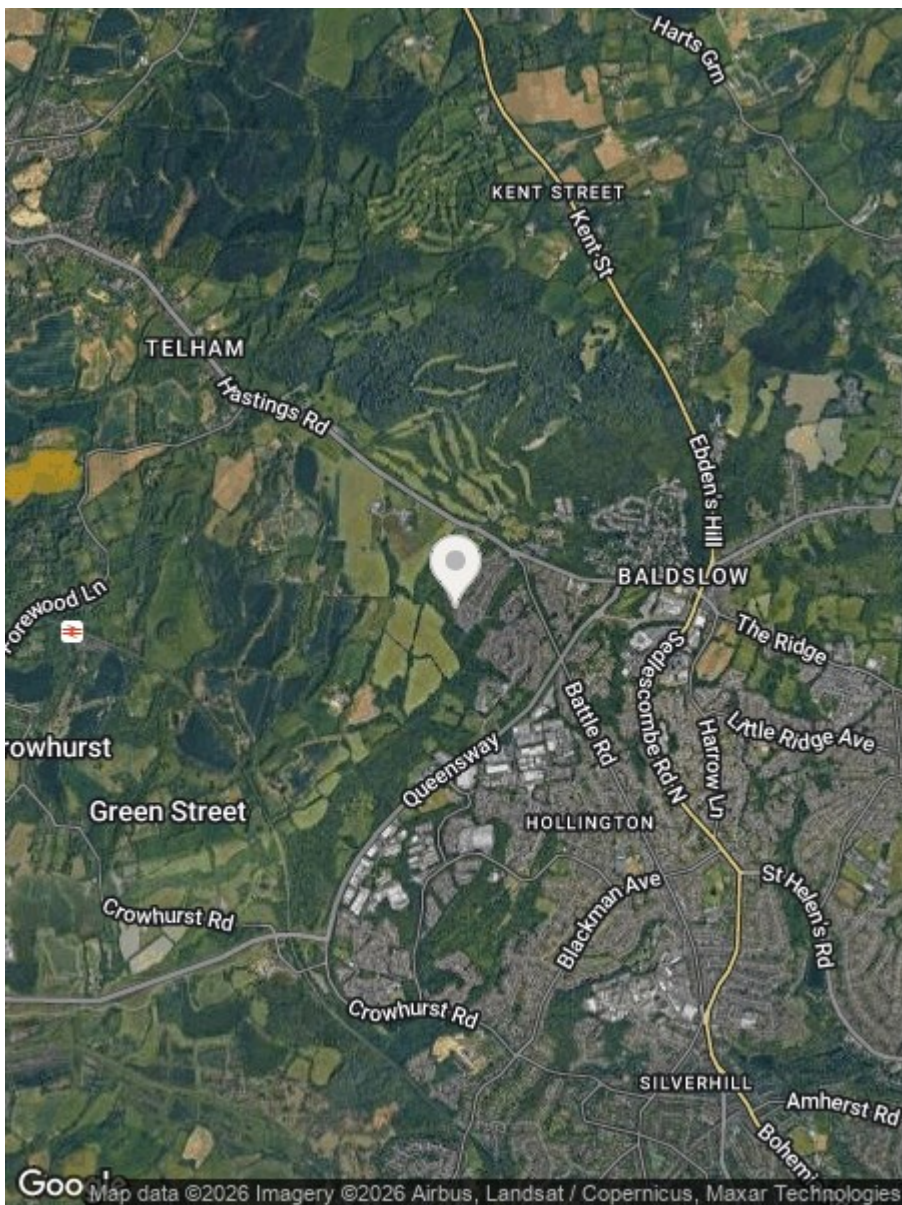
Floor 1

(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.

GIRAFFE 360





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

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

Council Tax Band - E

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).
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