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**74 High Beech Chalet Park Battle Road, St. Leonards-On-Sea, TN37 7BS**  
**Offers In The Region Of £150,000**

Nestled in the chalet park within the High Beech estate this delightful detached chalet offers a perfect blend of comfort and convenience. With two well proportioned bedrooms and a modern shower room, this property is designed for easy living. The spacious living room bathed in natural light and equipped with double doors that lead out to a raised decked area. This outdoor space is ideal for entertaining, providing lovely views over the communal gardens and distant vistas beyond. The chalet is set within a generous plot, while still being conveniently located near the entrance of a popular development. An allocated parking space is conveniently situated nearby, making access to the property effortless. High Beech Chalet Park is ideally positioned close to the heart of St Leonards, where you will find a mainline station offering direct services to London Charing Cross.

The area boasts a wealth of recreational facilities, and you are just a short stroll away from the beach, the historic Old Town, and a variety of independent shops. Major supermarkets and numerous sites of historical interest are also within easy reach. Offered with no onward chain and full vacant possession, this surprisingly spacious bungalow is perfect for those seeking a second home or a buy-to-let investment. We highly recommend viewing this property at your earliest convenience to avoid disappointment.



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

580.4 ft<sup>2</sup>  
53.92 m<sup>2</sup>

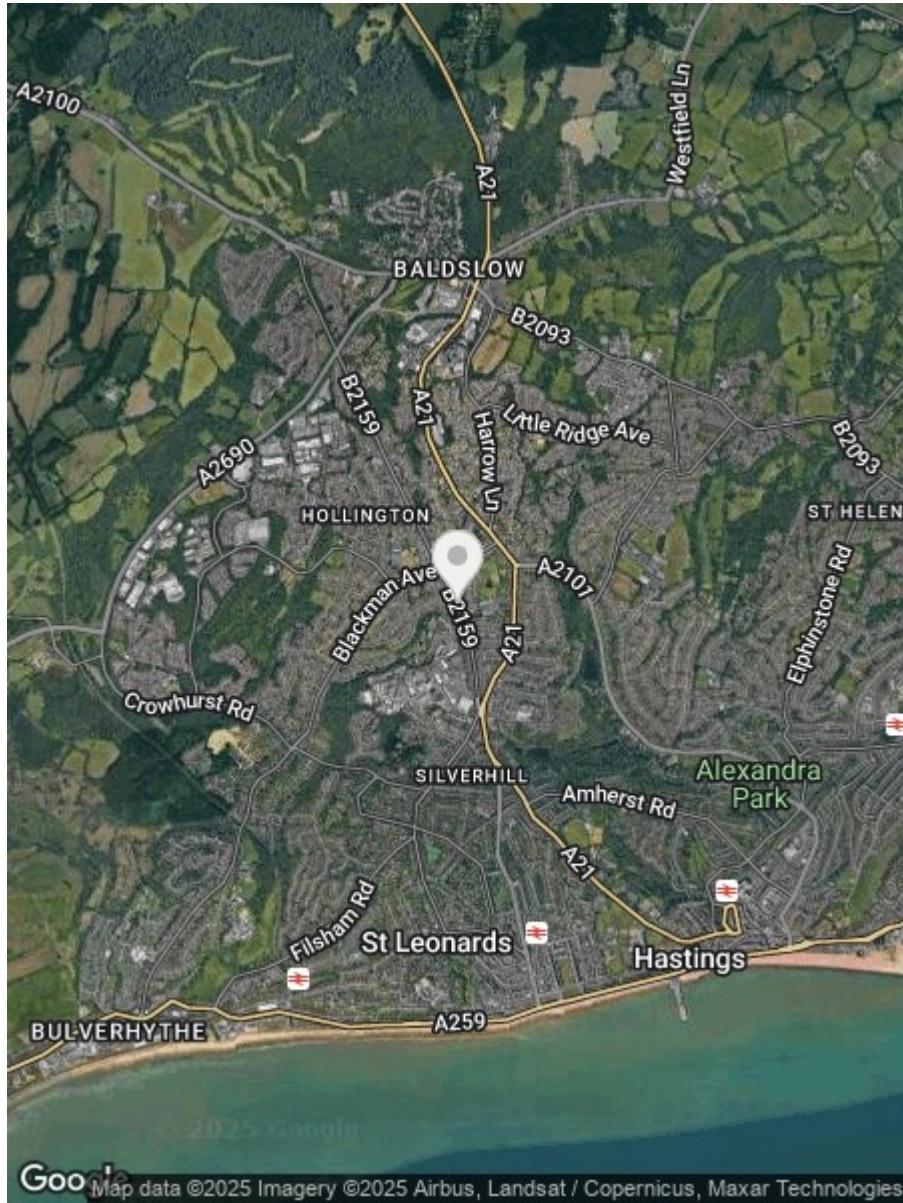
Balconies and terraces

210.54 ft<sup>2</sup>  
19.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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Residential Estate Agents  
Lettings & Property Management



#### 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	

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