

**RUSH
WITT &
WILSON**



**RUSH
WITT &**

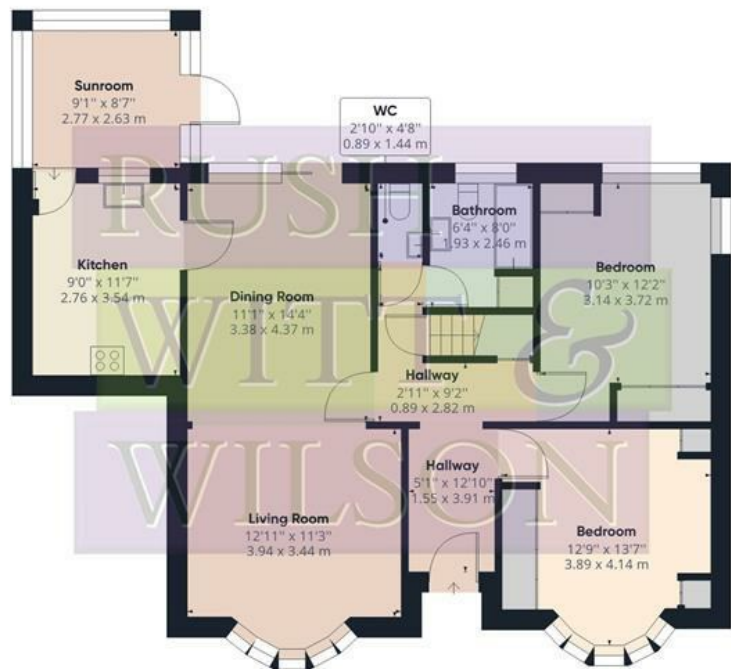
**76 Harley Shute Road, St. Leonards-On-Sea, East Sussex TN38 8BU
Offers In Excess Of £450,000**

****360 HDR VIRTUAL TOUR VIA THE LINK**** Rush Witt & Wilson are delighted to bring to the market this impressive and spacious detached chalet bungalow situated on a substantial plot with impressive frontage. The accommodation boasts a large first floor bedroom with views towards the sea, two further ground floor bedrooms, a good sized double aspect lounge/diner, kitchen/breakfast room, bathroom/wc, further wc and a garden/utility room. Externally wonderful gardens are found to front and rear, the rear garden features a recently constructed garden office/bar with potential to become an annexe (it does require some final fitting out). A particular feature of the property is the extensive driveway with off-road parking for numerous vehicles as well as a detached double garage with electric doors. Situated close to local amenities and schooling for all ages, early viewings are highly recommended to avoid disappointment.

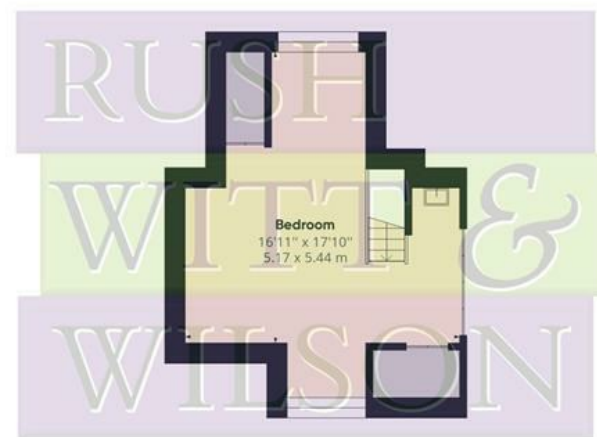








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

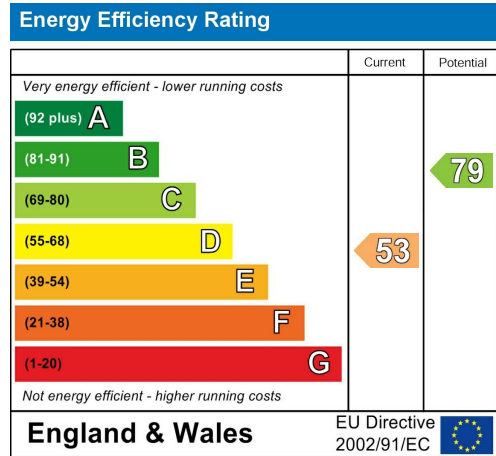
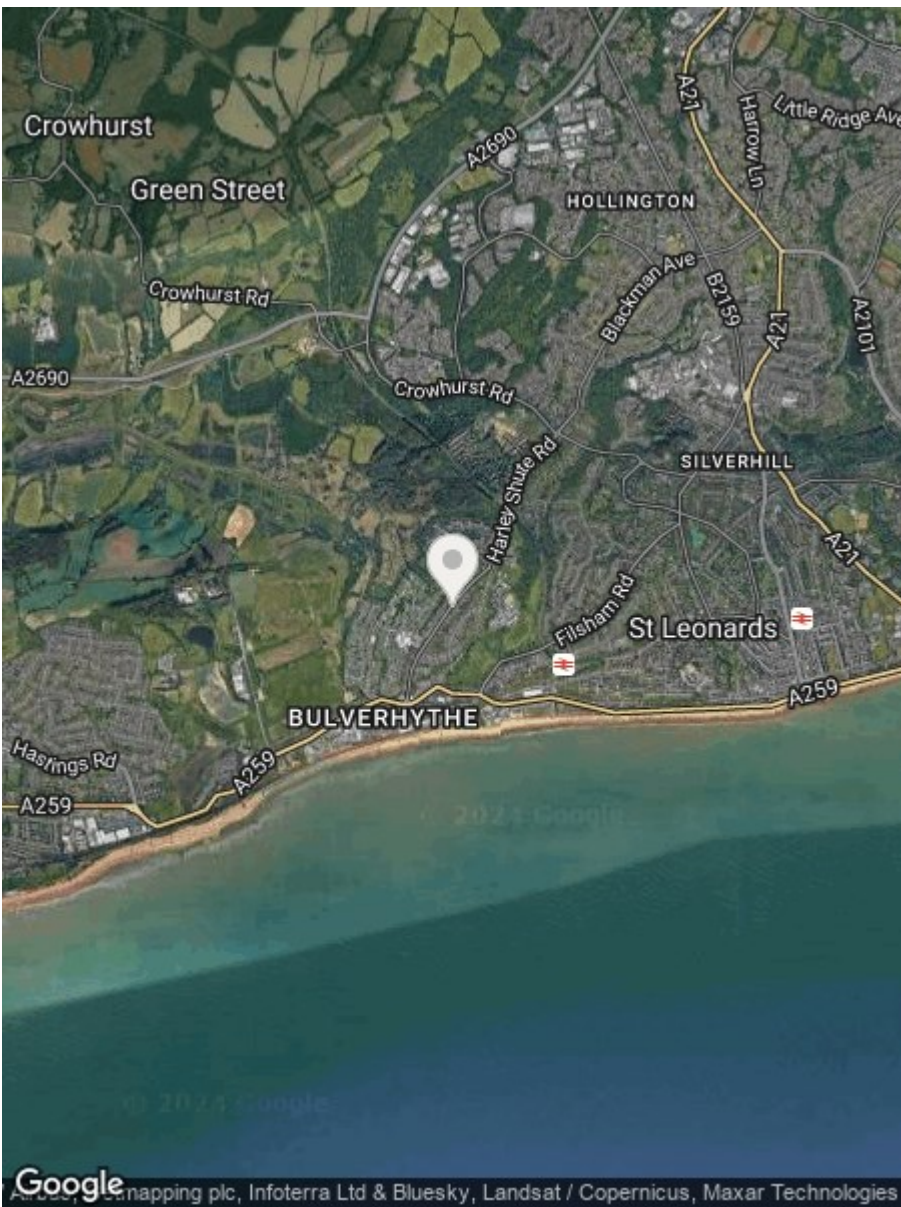
1577.92 ft²

146.59 m²

(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.

GIRAFFE360



**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**