

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

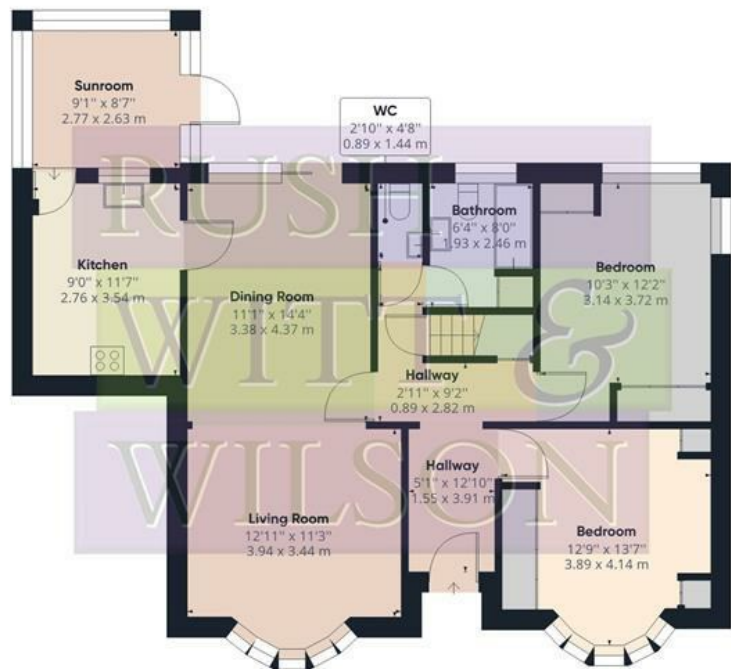
**76 Harley Shute Road, St. Leonards-On-Sea, East Sussex TN38 8BU  
Offers In Excess Of £400,000**

**\*\*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.

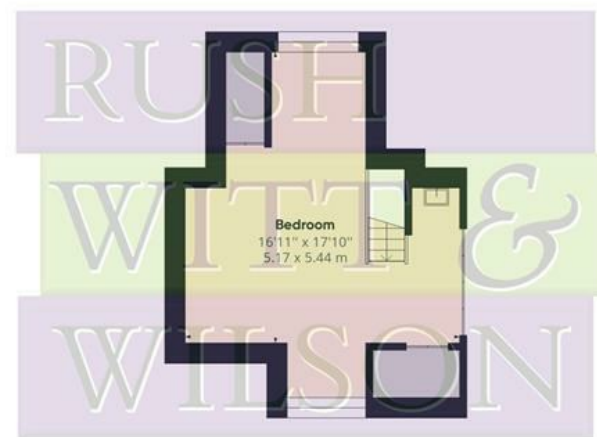








**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

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

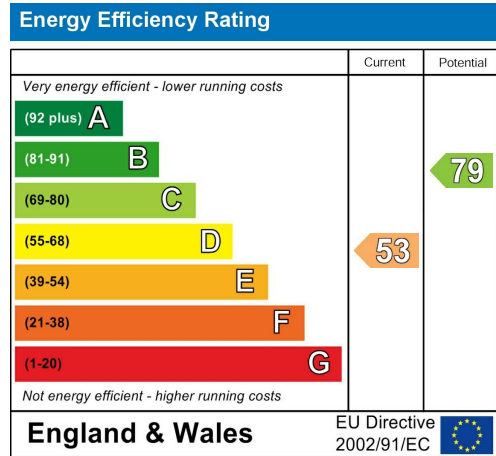
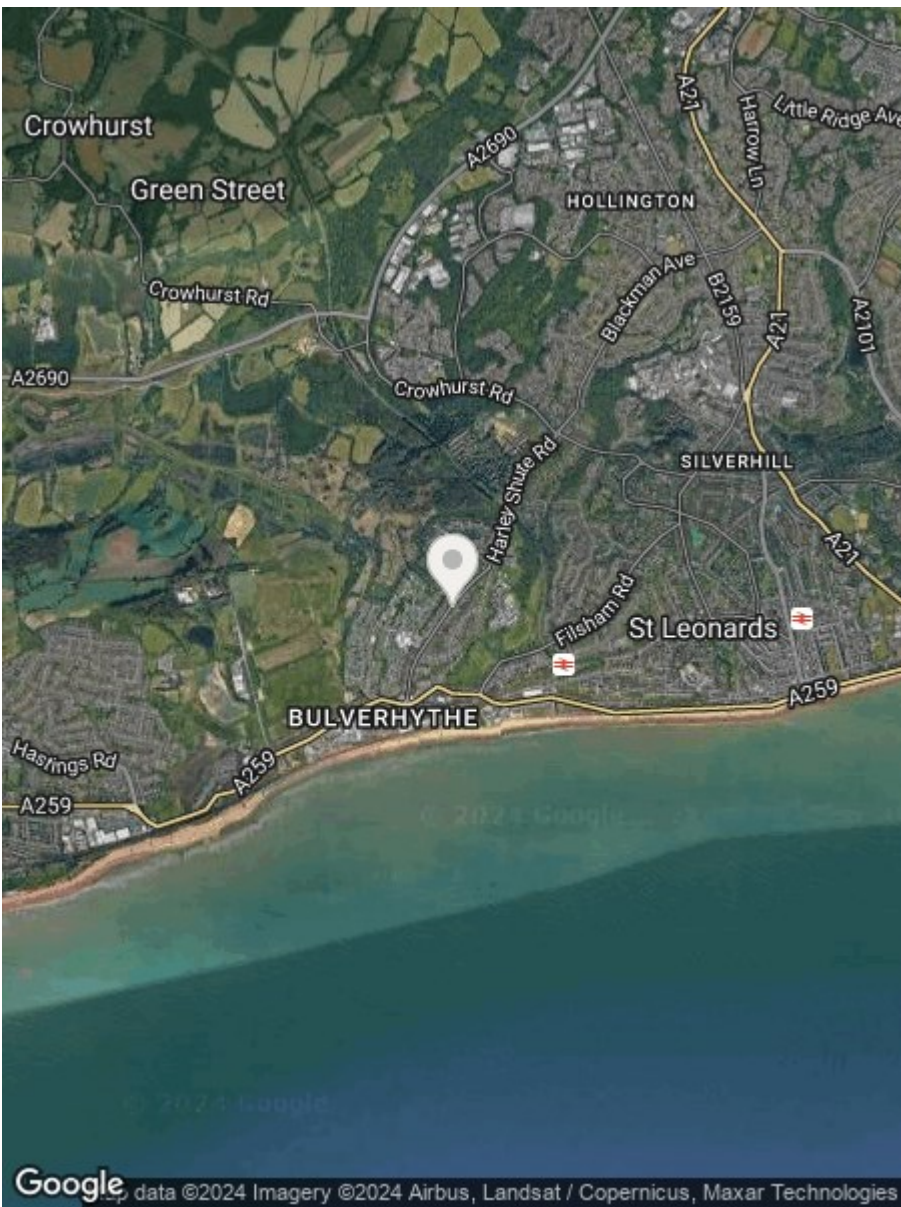
1577.92 ft<sup>2</sup>

146.59 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.

**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**