

**RUSH
WITT &
WILSON**



RUSH
WITT &

199 Harley Shute Road, St. Leonards-On-Sea, East Sussex TN38 9JJ
Offers In The Region Of £775,000 Freehold

Nestled on Harley Shute Road in the charming area of St. Leonards-On-Sea, this impressive five-bedroom detached family home is a true gem. With a double garage and ample off-road parking, this property is perfectly suited for modern family life. Its enviable location allows for easy access to local shops, both primary and secondary schools, and excellent bus routes, while the nearby West St. Leonards railway station and the beach are just a short stroll away. The accommodation has been thoughtfully extended, offering a versatile layout that caters to the needs of a growing family. The ground floor features a bright living room with a triple aspect and a delightful feature fireplace, which flows seamlessly into an additional reception space through double doors. The open-plan kitchen/diner is a standout feature, providing ample room for a full dining table, making it the ideal setting for family gatherings. The contemporary kitchen is equipped with integrated appliances, a hot tap, and generous storage, complemented by a central island/breakfast bar. Additionally, a separate utility room with a W/C and a study enhance the practicality of this home. On the first floor, you will find five spacious double bedrooms, along with a stylish family bathroom featuring a bath with a shower and screen. The principal bedroom boasts a walk-in wardrobe and an en-suite shower room, adding a touch of luxury. The rear garden is a delightful retreat, featuring a raised decked area with a pond and garden bar, alongside a generous expanse of lawn that includes two handy storage sheds with electric. The front of the property offers a driveway for multiple vehicles leading to the double garage. With a new roof, a new electric consumer unit, and an electric boiler installed in 2025, this home is ready for its new owners. Being sold with no onward chain, this property is the perfect family home and is not to be missed.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

219.2 m²

2360 ft²

Reduced headroom

1.3 m²

14 ft²

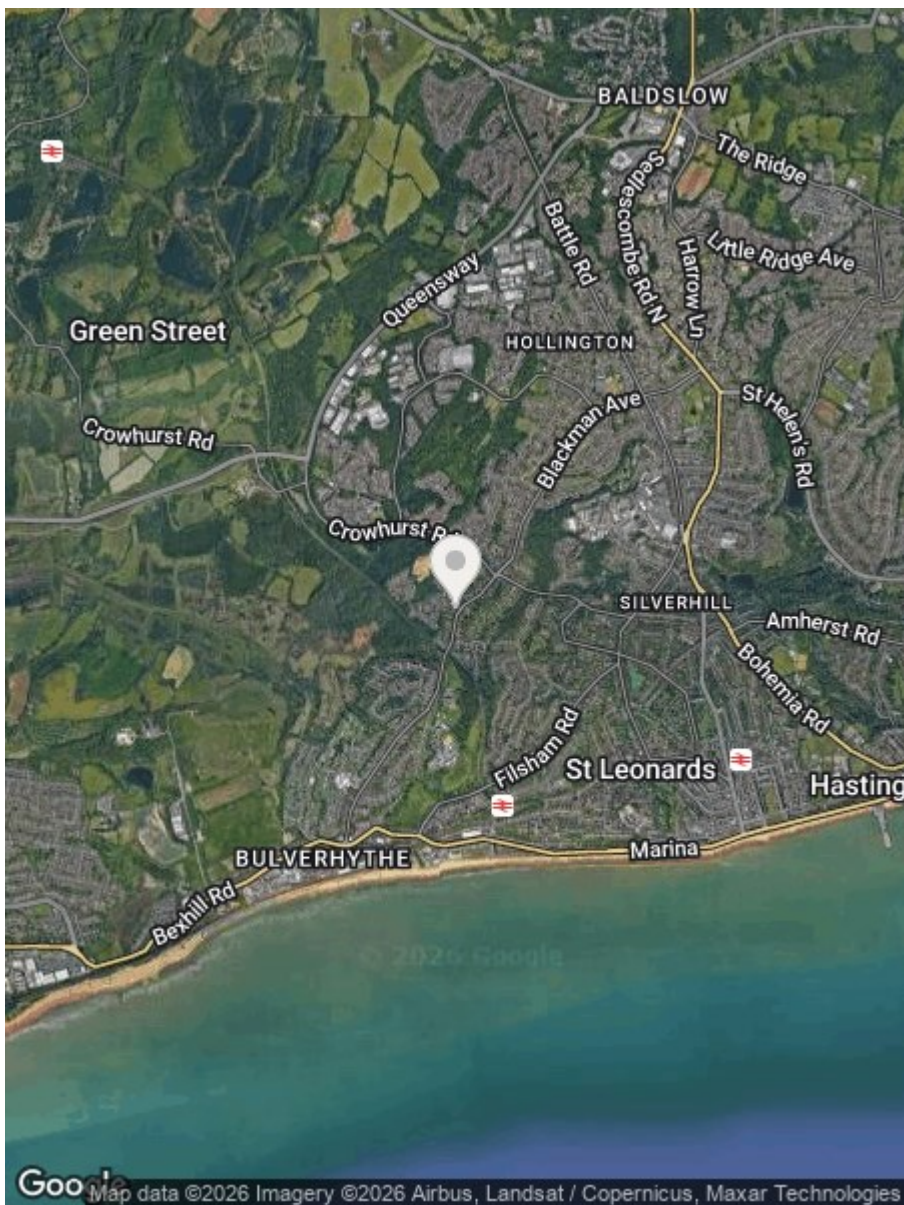
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 - F

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**