RUSH WITT & WILSON

45 Harley Shute Road, St. Leonards-On-Sea, TN38 8BY
Offers In Excess Of £450,000 Freehold

Nestled on the desirable Harley Shute Road in St. Leonards-On-Sea, this stunning detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat by the coast. Upon entering, you will be greeted by a spacious kitchen/diner, perfect for entertaining guests or enjoying family meals. The study provides a quiet space for work or leisure, while the utility room adds convenience to daily tasks. The inviting living room is a wonderful area to relax and unwind after a long day. The bungalow boasts a beautifully appointed bathroom, ensuring a tranquil space for relaxation. Outside, the large rear garden presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property features off-road parking for multiple vehicles, a valuable asset in this sought-after location. Situated in a prime area, this home is just a short distance from the beach, making it perfect for seaside strolls and enjoying the coastal lifestyle. The nearby towns of Bexhill and St. Leonards offer a variety of amenities, while excellent bus routes provide easy access to surrounding areas. Recently renovated to the highest standards, this bungalow combines modern elegance with practical living. It is a rare find in a location that truly has it all. Whether you are looking for a family home or a serene getaway, this property is not to be missed.

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Approximate total area(1)

95.5 m²

1027 ft²

(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.

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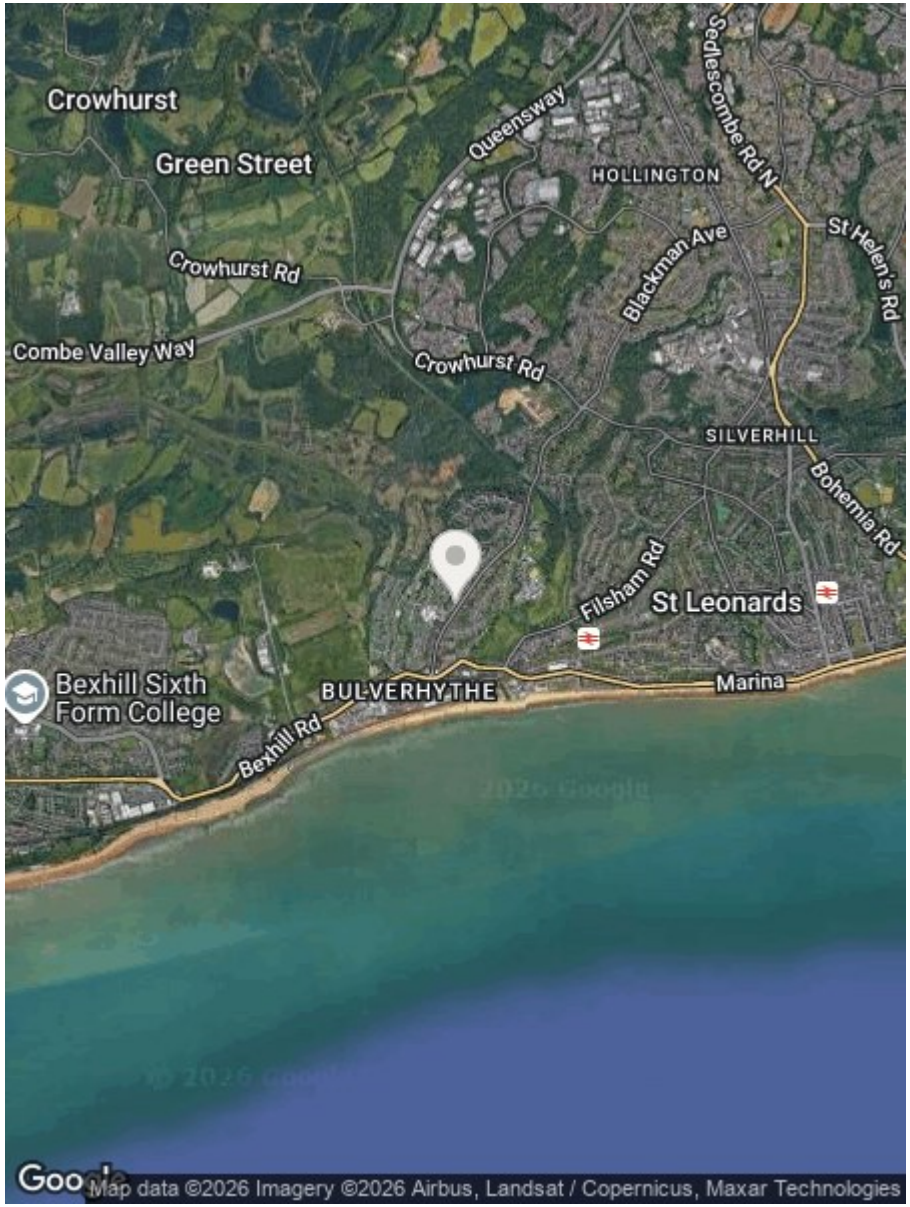

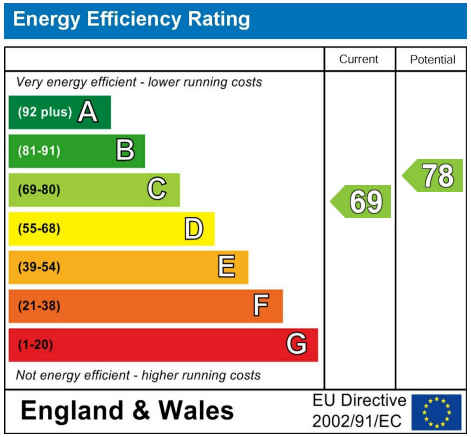

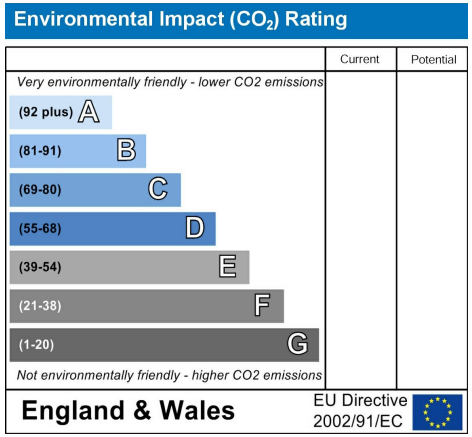

Council Tax Band - C

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.

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