



**183, Harley Shute Road, St. Leonards-On-
Sea, TN38 9JJ**

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Offers In The Region Of £450,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE DETACHED THREE BEDROOM, TWO BATHROOM, CHALET STYLE BUNGALOW occupying a LARGE PLOT on this sought-after road within West St Leonards, offering good potential to extend subject to planning permissions. The chalet is approached via an EXPANSIVE BLOCK PAVED DRIVE providing OFF ROAD PARKING for multiple vehicles and access to the ATTACHED GARAGE. The GARDEN is of a GOOD SIZE and offers plenty of outdoor space for the garden enthusiast or for families with children to enjoy, having a SUNNY AND PRIVATE OUTLOOK.

Inside, you are greeted by well-proportioned and well-appointed accommodation, there is a practical porch leading to a spacious entrance hall, DUAL ASPECT LOUNGE-DINER, kitchen which leads to the CONSERVATORY, TWO GROUND FLOOR BEDROOMS with fitted wardrobes and a ground floor bathroom/ shower room. There is an ADDITIONAL BEDROOM located on the first floor having a JULIETTE BALCONY with PLEASANT VIEWS over the garden and beyond as well as having access to an EN-SUITE SHOWER ROOM. There are modern comforts including gas fired central heating and double glazing.

Located within easy reach of a number of local amenities including bus routes offering convenience for everyday living, within easy reach of St Leonards seafront and beach. Please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR

Leading to:

PORCH

Tiled flooring, wooden double opening doors to:

SPACIOUS ENTRANCE HALL

Spiral staircase leading to the master bedroom, wood laminate flooring built in storage, thermostat control for gas fired central heating.

LOUNGE-DINING ROOM

20'1 into bay x 15' (6.12m into bay x 4.57m)

Dual aspect room with two double glazed windows to side aspect, double glazed bay window with French doors to rear aspect having a pleasant outlook and access onto the garden, combination of wall and ceiling lighting, wood laminate flooring, television point, serving hatch through to:

KITCHEN

14'8 x 9'5 (4.47m x 2.87m)

Part tiled walls, tiled flooring, built in pantry style cupboard, serving hatch through to lounge-diner, radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with a waist level oven and wall mounted boiler, plenty of storage, double glazed window and wooden door to rear aspect leading to:

CONSERVATORY

11'9 x 8'7 (3.58m x 2.62m)

Part brick construction, tiled flooring, radiator, double glazed windows to both side and rear elevations, double glazed French doors opening to garden.

BEDROOM ONE

16'4 into bay x 11'9 (4.98m into bay x 3.58m)

Built in wardrobes, two radiators, double glazed bay window to front aspect.

BEDROOM TWO

13'5 into bay x 11'8 (4.09m into bay x 3.56m)

Built in wardrobes, two radiators, double glazed window to front aspect.

BATHROOM

Good sized room with a corner bath, separate walk in shower unit with electric shower, low level wc, part tiled walls, tiled flooring, radiator, two double glazed pattern glass windows to side aspect.

Access via spiral staircase to:

MASTER BEDROOM

24' max x 15'4 narrowing to 7'6 (7.32m max x 4.67m narrowing to 2.29m)

Triple aspect room with Velux windows to both side elevations, double glazed French doors with windows either side to a Juliette balcony allowing for lovely views over the garden and far reaching views beyond, radiator, television point, access to eaves storage, door to:

EN SUITE

Walk in shower unit with electric shower, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, radiator, access to eaves storage.

REAR GARDEN

Laid to lawn with a patio abutting the property, planted borders and hedged boundaries, well-stocked with a variety of shrubs, greenhouse, gated side access down the side elevation to the front of the property. Private and enjoying a sunny aspect.

OUTSIDE - FRONT

Expansive block paved drive providing off road parking for multiple vehicles, access is relatively level, lawned front garden with gated access to the rear garden.

GARAGE

Up and over door.

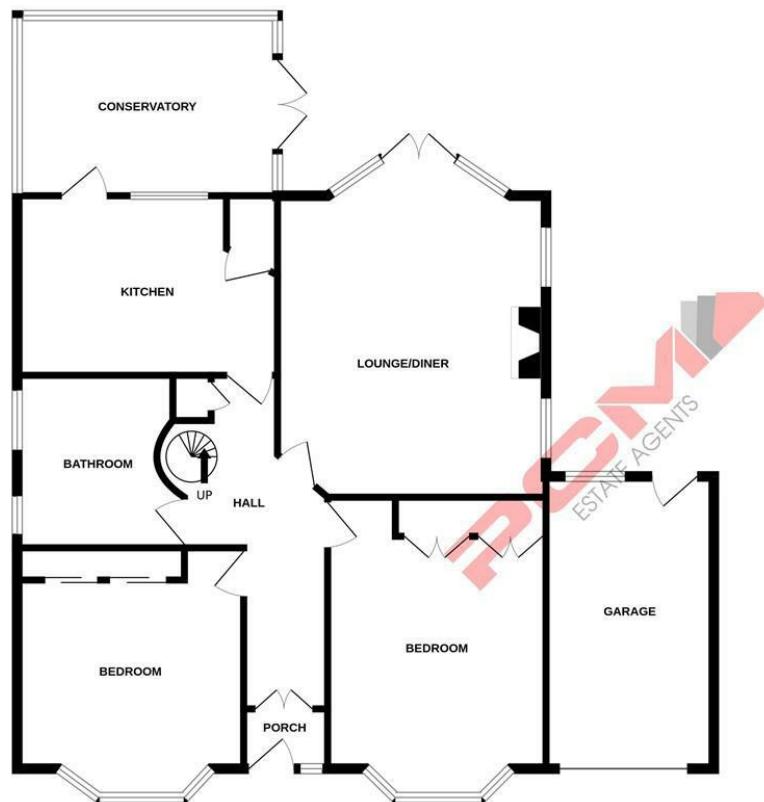
Council Tax Band: D



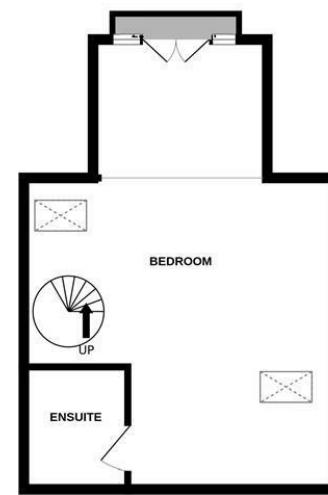




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	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	EU Directive 2002/91/EC

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.