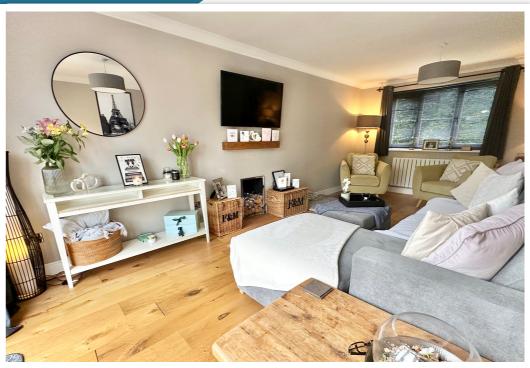




Tel: 01424 233330

£450,000 Harbour Way, St Leonards-on-Sea TN38 8EP 4 Bedroom 2 Bathroom 2 Reception









AT A GLANCE...

GUIDE PRICE £475,000 - £500,000. We are delighted to offer for sale this modern detached house in a popular development in St Leonards. On a generously sized plot, this house offers stunning elevated views of St Leonards and accommodation in brief comprising; A dual-aspect lounge with double doors opening out to the sun terrace. There is a separate dining room, ground floor cloakroom and a kitchen/breakfast room on the ground floor. The kitchen features a range of matching wall units, base units and laminate work surfaces. There is space for appliances, a door out to the garden and access to the integral garage. A white oak and glass balustrade staircase leads to the first floor where you will find beautiful elevated views from the rear-facing rooms. There is a master bedroom with fitted wardrobes and an en-suite shower room, together with a family bathroom and three further bedrooms. Furthermore, the house is fully double-glazed and has gas central heating.









Harbour Way, St Leonards-on-Sea, East Sussex, TN38 8EP



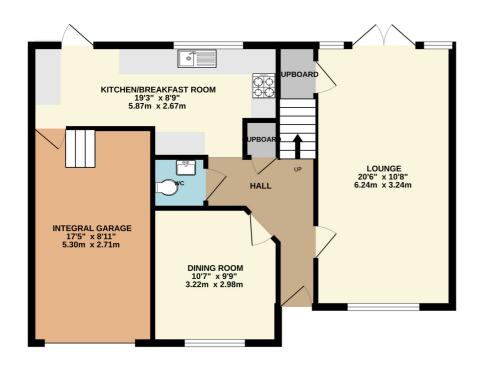
Key Features:

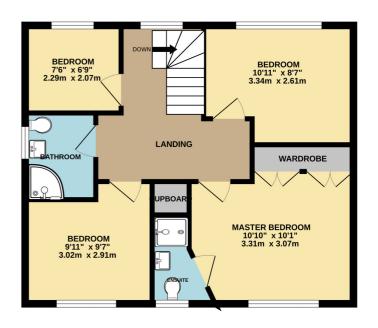
- Modern Detached House
- Four Bedrooms
- South Facing Rear Garden
- Off Road Parking & Integral Garage
- Two Reception Rooms
- Two Bathrooms
- Beautiful Views Over St Leonards



GROUND FLOOR 727 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR 559 sq.ft. (51.9 sq.m.) approx.





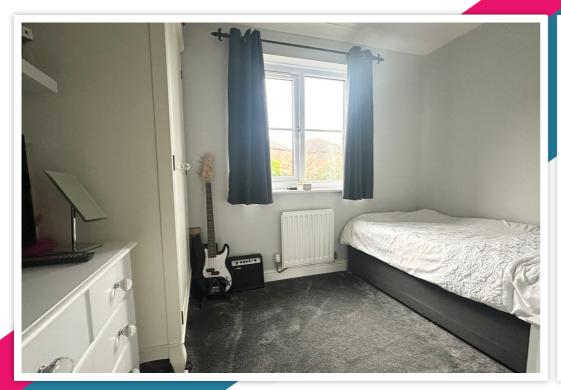
TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.

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.

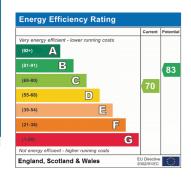
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.







Harbour Way, St Leonards-on-Sea, East Sussex, TN38 8EP

4 Bedroom ←2 Bathroom ←2 Reception

OUTSIDE

There is a block-paved driveway at the front of the property offering off-road parking for up to two vehicles, as well as a small area of lawn.

The rear garden is south-facing with a large raised terrace ideal for alfresco dining. The rest of the garden is predominantly laid to lawn featuring a pond and there is a further area of lawn to the side of the property. The fencing has all been renewed between 2021-2023.

LOCATION

The house is situated in a well-regarded development in St Leonards and within close proximity to Battle. Close by you will find an array of day-to-day facilities together with Schooling for ages and transport links.

