



10 Harley Shute Road, St Leonards-on-Sea, East Sussex, TN38 8BP

Three Bedroom Detached House With A Substantial Rear Garden & Stunning Far Reaching Sea Views

£389,950 - Freehold





This three-bedroom detached chalet-style house is located in the popular West St Leonards area, within walking distance of the beach and excellent transport links.

The property offers a spacious lounge with a central feature fireplace, a separate dining room, and a well-sized kitchen with ample cupboard and worktop space. There is also a ground floor shower room, along with an entrance porch and an airy entrance hall featuring a large coat cupboard.

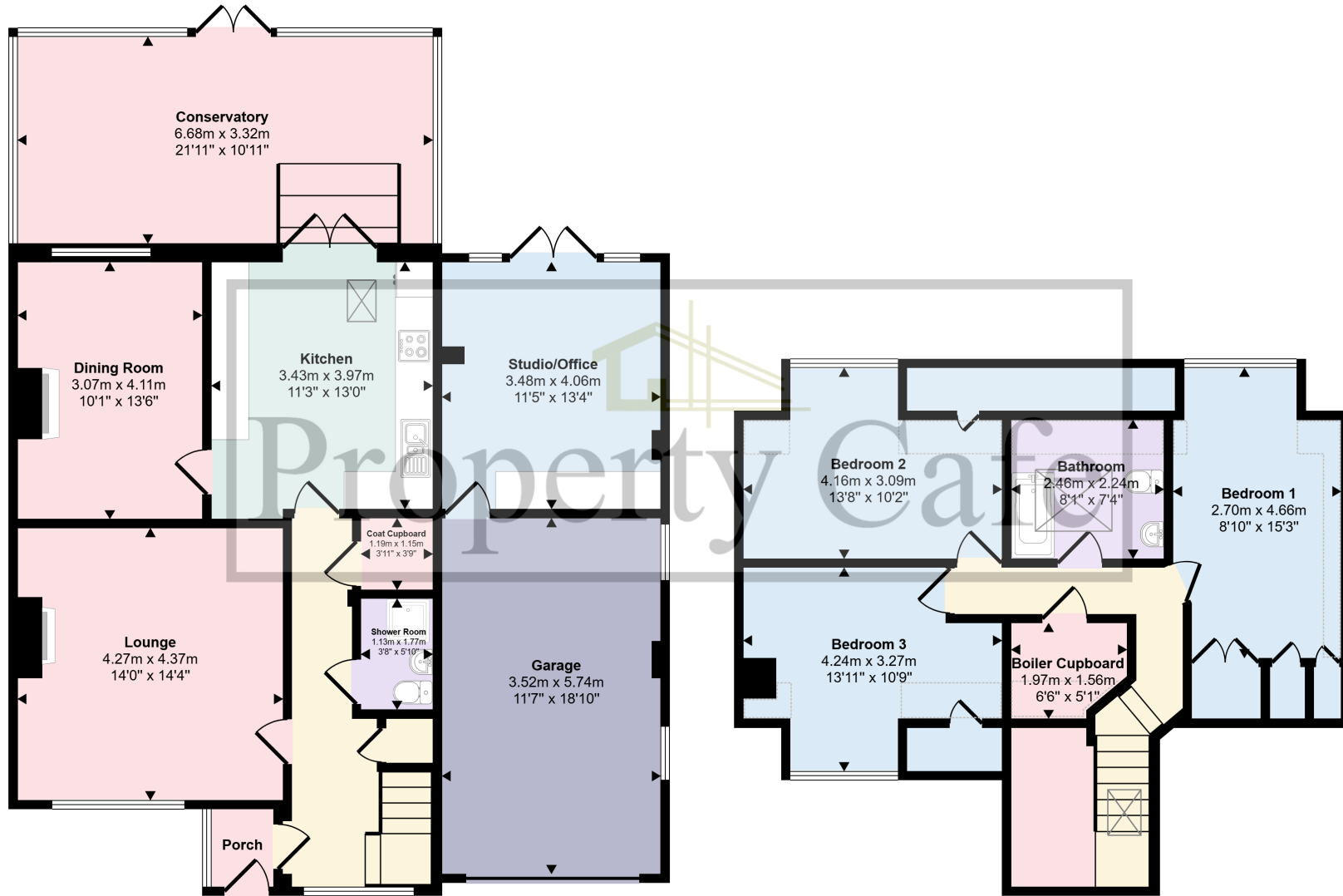
Upstairs are three well-proportioned double bedrooms, some of which benefit from far-reaching sea views, along with a modern fitted family bathroom and a boiler room excellent for extra storage.

Outside, the south/east-facing rear garden includes a large patio area. Additional features include a substantial garage, off-road parking for multiple vehicles, and a home office, studio, or garden room.

The property is double glazed, gas centrally heated, and is offered for sale with no onward chain. We recommend you view at your earliest convenience.



Approx Gross Internal Area
180 sq m / 1941 sq ft



Ground Floor
Approx 124 sq m / 1330 sq ft

First Floor
Approx 57 sq m / 611 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 3
Receptions: 2
Council Tax: Band C
Council Tax: Rate 2270.34
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (63)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		77
C		
(55-68)	63	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Situated in a very sought after and convenient location of St Leonards, close by to local shops, supermarkets and excellent public transport facilities including regular bus routes and West St Leonards train station only a very short walk away. Positioned on the periphery of a bustling central St Leonards location just a short journey away offers excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Three Bedroom Detached Chalet Style House For Sale
 - Spacious Lounge With A Central Feature Fire Place
 - Separate Dining Room.
 - Generous Kitchen With Ample Cupboard & Worktop Space
 - Ground Floor Shower Room
 - Three Well Proportioned Double Bedrooms
 - Stunning Far Reaching Sea Views
 - 1st Floor Family Bathroom
- South/East Facing Rear Garden With A Large Patio Area
- Substantial Garage & Off-Road Parking For Multiple Cars
 - Home Office/Studio/Garden Room
- Entrance Porch & Airy Entrance Hall With A Large Coat Cupboard
- Sought After West St Leonards Location, Walking Distance To The Beach
 - Double Glazed & Gas Central Heated
 - Sold With No Onward Chain
 - Viewing Highly Recommended