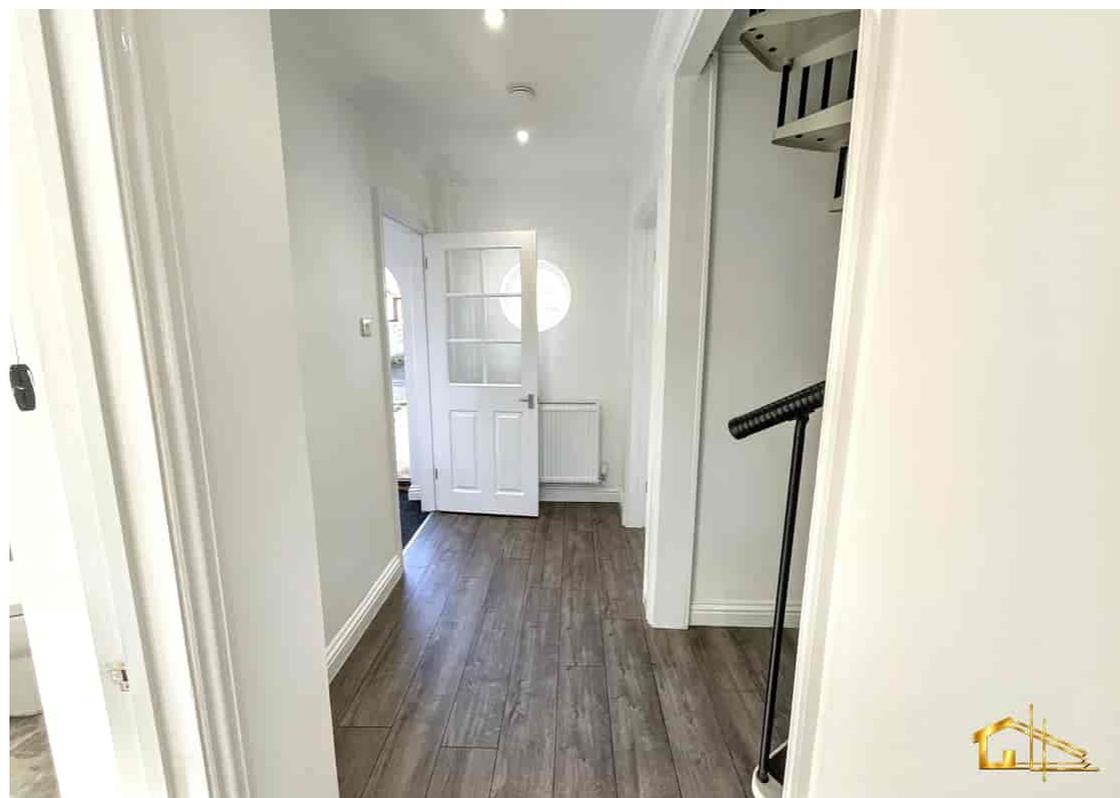
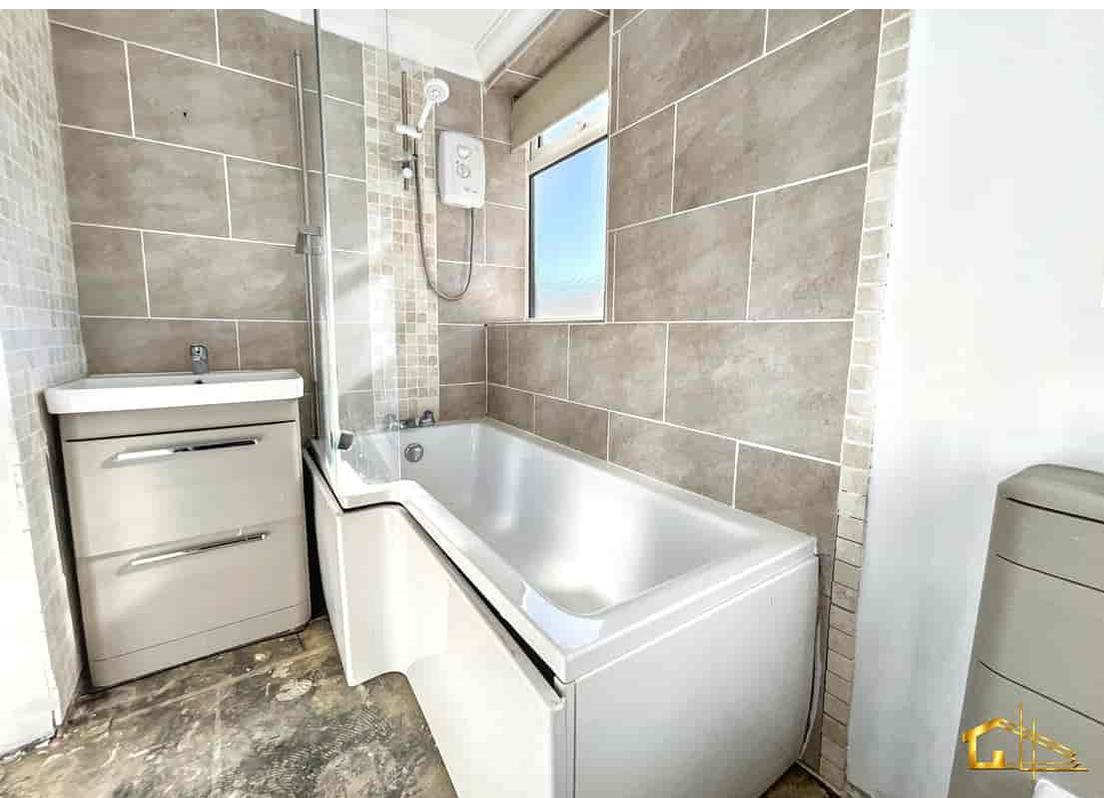




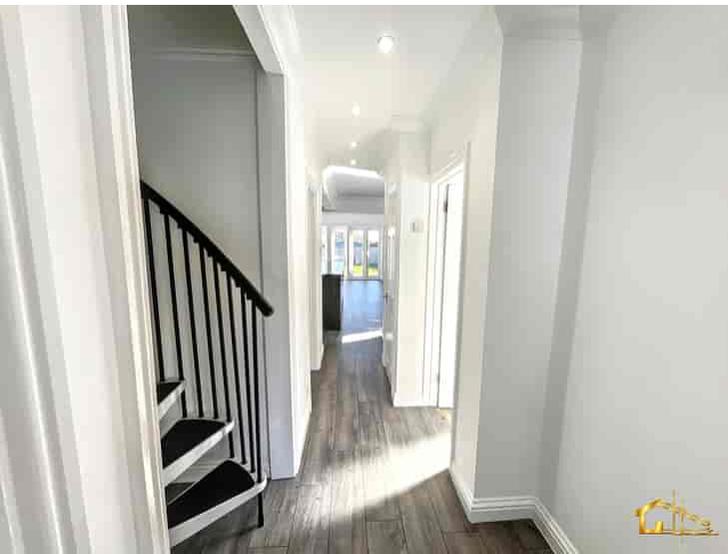
56a Harley Shute Road, St Leonards-on-Sea, East Sussex, TN38 8BU

Immaculate Fully Refurbished & Extended Detached Bungalow £450,000 - Freehold

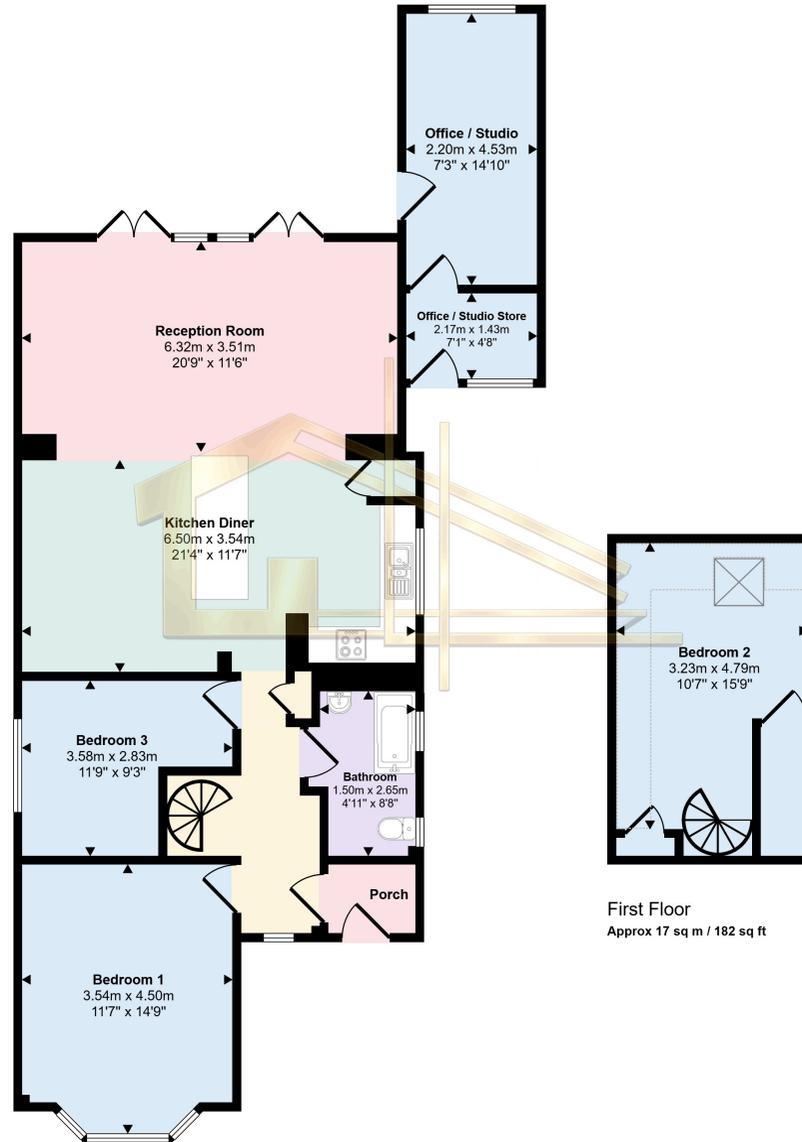




A substantially extended and immaculately presented detached bungalow, offering versatile and spacious accommodation throughout. Finished with modern, neutral décor, newly laid carpets & flooring throughout, this impressive home features a stunning open-plan living space that offers ample room to relax and entertain, alongside a contemporary open-plan kitchen area with central island unit. As the floor plan will illustrate the property provides two ground floor bedrooms, plus a spiral staircase leading to a useful home office/hobbies room. Further benefits include central heating, full double glazing, a good-size rear garden with patio and lawn enjoying sun throughout the day, and a substantial driveway providing excellent off-road parking (please note that the driveway is due to be re-laid). As you will note from the adjacent floor plan & photos the converted garage offers additional flexibility as a home studio/gym or indeed home office, ideal for remote working or creative use. As advised this is an immaculate family home with further potential, offered to the market with no onward chain. Viewing is highly recommended. For enquiries, please contact our sales team on 01424 224488.



Approx Gross Internal Area  
117 sq m / 1256 sq ft



Ground Floor  
Approx 100 sq m / 1074 sq ft

First Floor  
Approx 17 sq m / 182 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 2166.81  
**Parking Types:** Driveway.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (60)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	82
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	60
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



A Substantially Extended Detached Bungalow \* Immaculately Presented & Modern Décor Throughout \* Two/Three Family Bedrooms \* Impressive Open Plan Living Space Offering Ample Space To Relax & Entertain \* Modern Open Plan Kitchen Area with Central Island & Ample Dining Space \* Spiral Stairs Lead to A First Floor Hobbies Room / occasional Bedroom \* Gas Central Heating & Fully Double Glazed \* Lovely Neutral Décor & New Carpets \* Good Size Rear Garden With Patio & Lawn \* Substantial Drive & Ample Off Road Parking \* (Driveway Is Being Developed / Re-Laid) \* Converted Garage: = (Home Studio : Office) \* Viewing Highly Recommended \* Versatile & Spacious Accommodation Throughout \* An Immaculate Home With Additional Potential \* Offered For Sale With No Chain \* For Additional Details Or To Arrange To View Please Call Our Sales Team On 01424 224488.



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.

- Substantially Extended Detached Bungalow
  - Immaculately Presented & Modern Decor Throughout
    - Two/Three Family Bedrooms
    - Impressive Open Plan Living Space
    - Ample Space To Relax & Entertain
  - Open Plan Kitchen Area with Central Island
  - Spiral Stairs To Home Office / Hobbies Room
    - Central Heating & Fully D.Glazed
    - Lovely Neutral Decor & New Carpets
  - Good Size Rear Garden With Patio & Lawn
- Substantial Drive & Ample Off Road Parking
  - (Driveway Is Being Developed / Re-Laid)
  - Converted Garage: = (Home Studio : Office)
    - Versatile & Spacious Accommodation Throughout
    - Good Size Garden With Sun All Day
  - An Immaculate Home With Additional Potential
    - Offered For Sale With No Chain
    - Viewing Highly Recommended
  - Call Our Sales Team On 01424 224488