



# BROOK GAMBLE



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

**\*\*GUIDE PRICE £900,000 TO £950,000\*\*** A wonderful 5 bedroom detached home with a self-contained annexe and heated swimming pool. The very well presented home offers large ground floor accommodation comprising the 24' Lounge, Conservatory, Dining Room, Modern Kitchen and Ground Floor Bedroom 5 / Study, as well as a Cloakroom and Utility Space. The first floor accommodation comprises 4 bedrooms, the master boasting en-suite facilities whilst bedrooms 2 and 3 enjoy access to the wonderful sun balcony. There is also a family Bathroom. A particular feature of the property is the self-contained Annexe, with Studio space, Kitchenette and Shower Room as well as it's access to the pool area. There are delightful large gardens, the rear set up for entertaining with it's covered barbecue/dining area, large patio and lawn and of course the swimming pool. The front garden boasts a carriage driveway as well as the double garage. Being well located for popular schools and shops, viewing is considered essential.

**Guide Price £900,000**

# 189 Harley Shute Road

, St. Leonards-On-Sea, TN38 9JJ



- Detached Home With Annexe
- Carriage Driveway
- Ground Floor Bedroom 5/Study
- Heated Swimming Pool
- En-Suite To Master Bedroom
- Garage
- Large Gardens
- Conservatory
- Close Shops and Schools

## Entrance Hall

## Lounge

26'4 x 14'6 (8.03m x 4.42m)

## Dining Room

12'11 x 7'5 (3.94m x 2.26m)

## Conservatory

14'9 x 11'8 (4.50m x 3.56m)

## Kitchen / Breakfast Room

16'7 x 13'5 (5.05m x 4.09m)

## Study / Bedroom 5

14'6 x 9 (4.42m x 2.74m)

## Cloakroom

## Inner Hallway & Utility Area

## First Floor Landing

## Bedroom 1

18'7 x 12'10 (5.66m x 3.91m)

## En-Suite Bathroom

## Bedroom 2

12'10 x 12'2 (3.91m x 3.71m)

## Bedroom 3

13'2 x 9'9 (4.01m x 2.97m)

## Bedroom 4

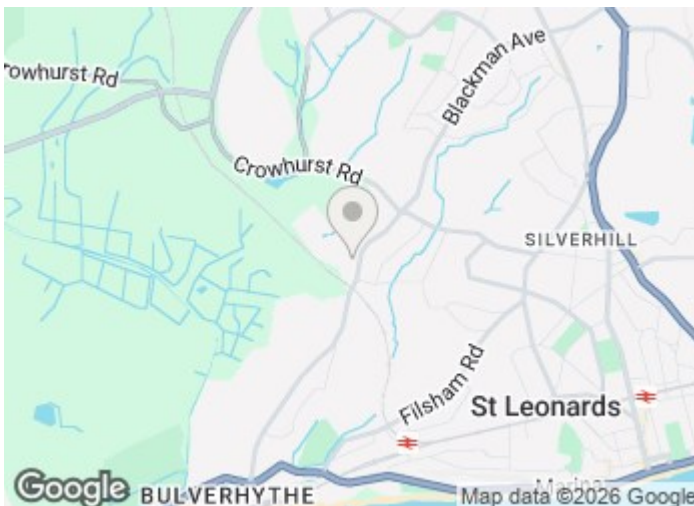
12' into alcove x 9'2 (3.66m into alcove x 2.79m)

## Family Bathroom

## Annexe

17'2 x 11'8 (5.23m x 3.56m)

## Outside



## Directions



# Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

