



OAKFIELD



Harley Shute, St. Leonards, TN38 8BY

Asking Price £530,000



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This impressive and highly versatile detached bungalow offers a rare opportunity to create either a substantial five-bedroom family home or a three-bedroom bungalow with a self-contained one-bedroom annexe. The property has been significantly improved by the current owners, including a substantial rear extension, although some areas remain unfinished and require further works.

The main accommodation comprises an entrance hall, spacious lounge, with the option of three bedrooms, one reception room, en-suite to the principal bedroom, kitchen, utility area, study and bathroom. The adjoining annexe provides a separate entrance, lounge/diner, modern kitchen, double bedroom and bathroom, making it ideal for extended family, guests or potential rental use.

Alternatively, the property could be utilised as one substantial home offering five bedrooms, two kitchens, two reception areas, study, utility room, WC and three bathrooms.

Outside, a substantial block-paved driveway provides off-road parking for multiple vehicles, with level access to the property. The good-sized and particularly private rear garden features areas of patio and lawn, established planting, greenhouse, shed and a garden studio with kitchenette and WC.

The former attached garage has been converted to provide a versatile home gym/workshop/motorcycle garage, offering excellent additional space.

Further benefits include gas-fired central heating and double glazing, together with underfloor heating to selected areas.

Situated in West St Leonards, the property is conveniently positioned for the seafront, local amenities, popular schools and West St Leonards railway station, providing excellent transport links.

A truly individual property offering considerable flexibility and potential. Internal viewing is highly recommended to fully appreciate the accommodation, versatility and potential this unique home has to offer.





Main Lounge

15'8" x 11'5" (4.78m x 3.48m)

Main Kitchen

11'7" x 11'5" (3.53m x 3.48m)

Bedroom

12'5" x 10'7" (3.78m x 3.23m)

Ensuite

Bedroom

11'11" x 10'5" (3.63m x 3.18m)

Bedroom

11'8" x 9'5" (3.56m x 2.87m)

Utility Room

5'5" x 5'3" (1.65m x 1.60m)

Bathroom

WC

4'7" x 2'4" (1.40m x 0.71m)



Annex - Lounge

14'2" x 11'10" (4.32m x 3.61m)

Annex - Kitchen

12'7" x 11'0" (3.84m x 3.35m)

Annex - Bedroom

11'11" x 11'0" (3.63m x 3.35m)

Annex - Bathroom

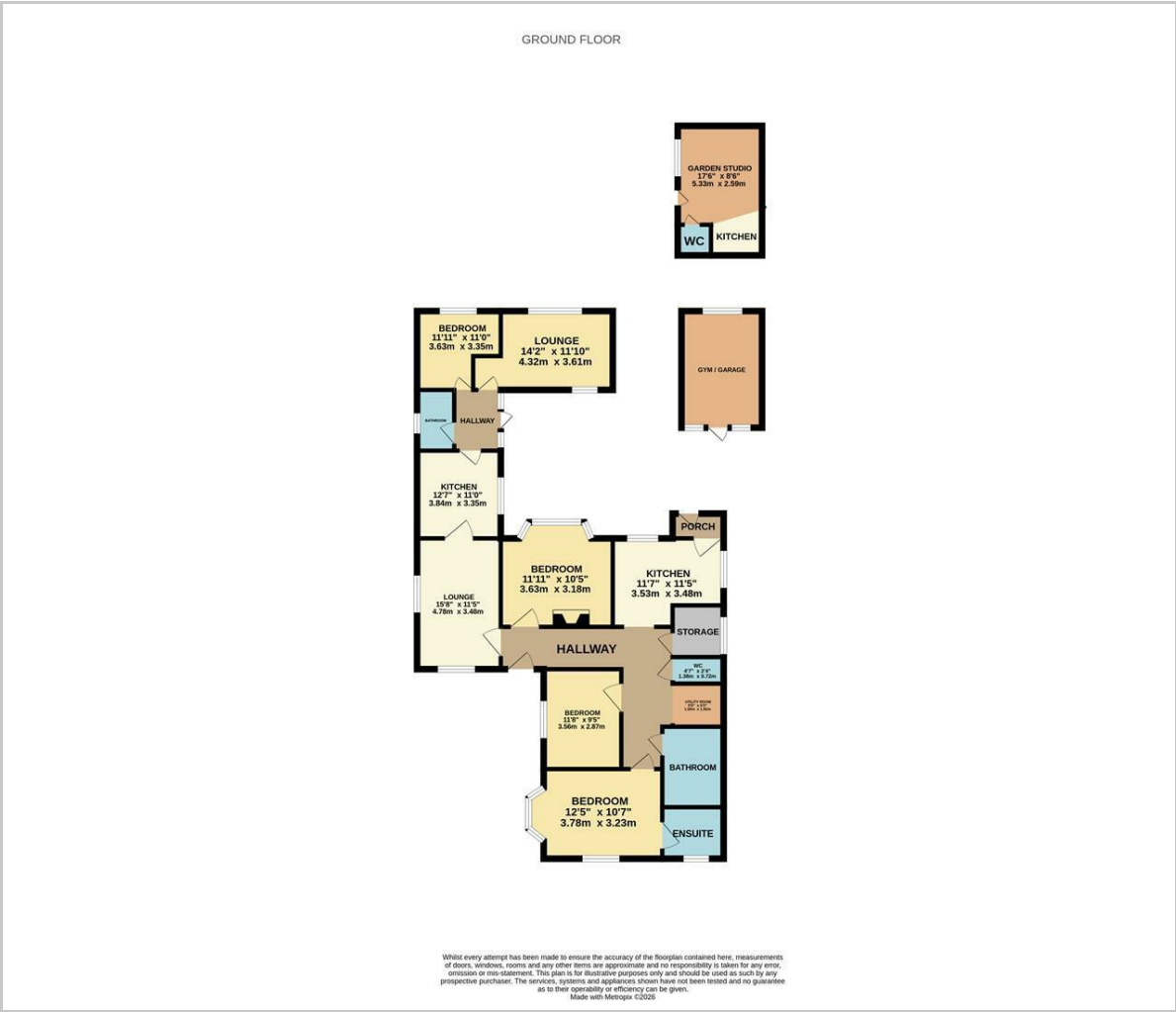
Garden Studio

17'06 x 8'06 (5.33m x 2.59m)

Gym / Garage

Council Tax Band D - £2,676.58 Per Annum

Floor Plan

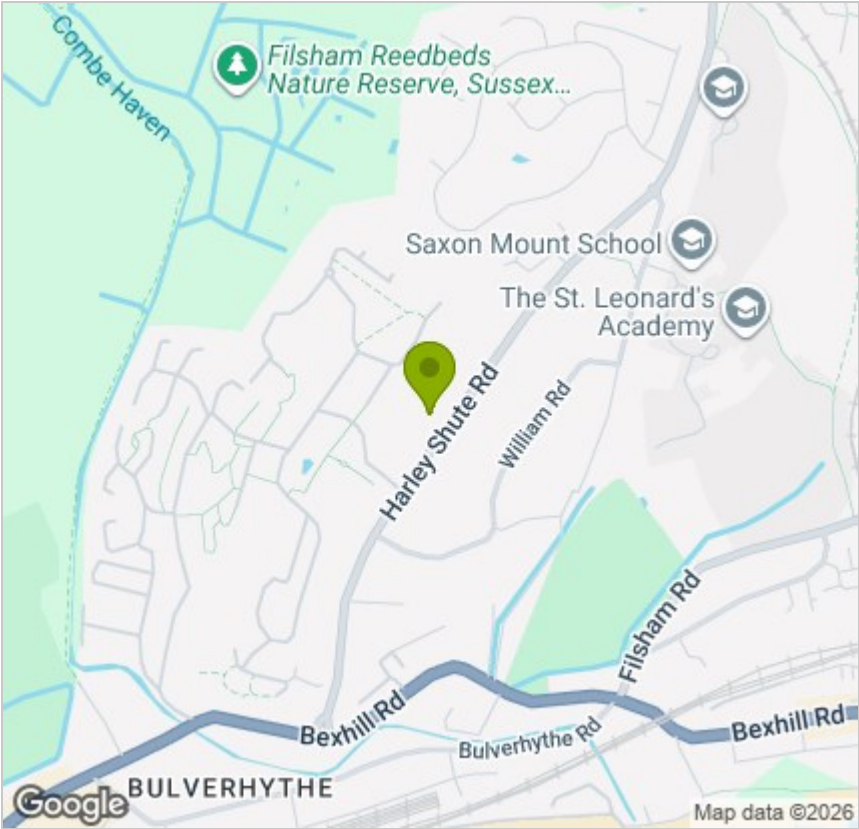


Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

