

OAKFIELD

Harbour Way, St. Leonards, TN38 8EP

Offers Over £350,000

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Harbour Way, St. Leonards, TN38 8EP

Situated in the sought-after Beauport development, this spacious four-bedroom detached house offers generous accommodation and excellent potential for buyers looking to modernise and create a home to suit their own tastes and requirements.

The ground floor comprises a particularly spacious lounge flowing through to a separate dining area, with double-glazed patio doors opening onto the rear garden. The large kitchen is fitted with a built-in double oven and gas hob, with additional space for appliances. There is also a separate utility area with plumbing for a washing machine and tumble dryer, together with a convenient downstairs cloakroom.

Upstairs, the property benefits from four good-sized bedrooms, with the principal bedroom featuring wardrobe space and an en-suite shower room. A family bathroom, fitted with a shower over the bath, serves the remaining bedrooms.

Outside, the enclosed rear garden provides a pleasant space for relaxation and entertaining, with a decked area and summerhouse. To the front, a private driveway provides off-road parking and leads to a garage.

Further benefits include gas central heating, double glazing and well-proportioned accommodation throughout. Requiring modernisation, this detached home presents an excellent opportunity to add value and personalise a property in the popular Beauport area. Chain Free, viewing highly recommended.

























Living Room
16'3" x 13'3" (4.95m x 4.04m)

Kitchen
10'11" x 9'10" (3.33m x 3.00m)

Dining Room
11'0" x 9'8" (3.35m x 2.95m)

Bedroom One
13'5" x 9'7" (4.09m x 2.92m)

Bedroom Two
11'5" x 11'2" (3.48m x 3.40m)

Bedroom Three
11'5" x 6'6" (3.48m x 1.98m)

Bedroom Four
9'10" x 9'9" (3.00m x 2.97m)

Bathroom
7'9" x 6'2" (2.36m x 1.88m)

Ensuite
7'7" x 6'4" (2.31m x 1.93m)

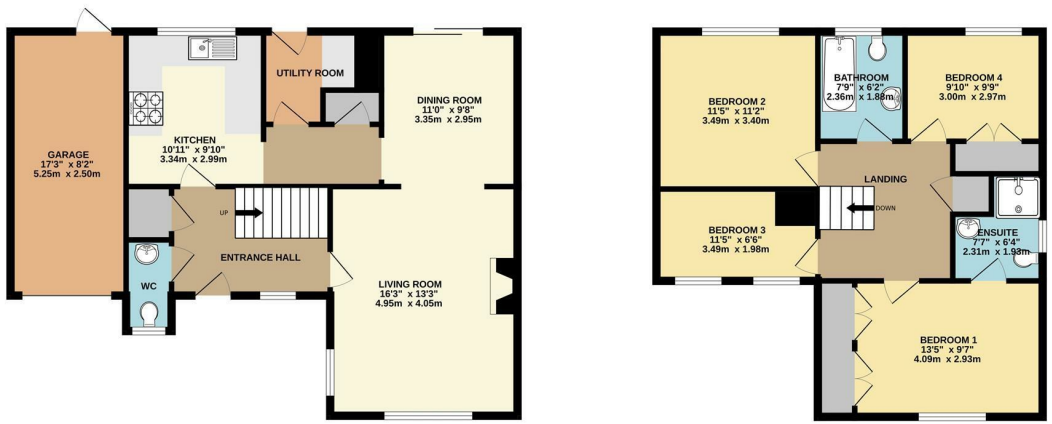
WC

Utility Room

Garage
15'3" x 9'0" (4.65m x 2.74m)

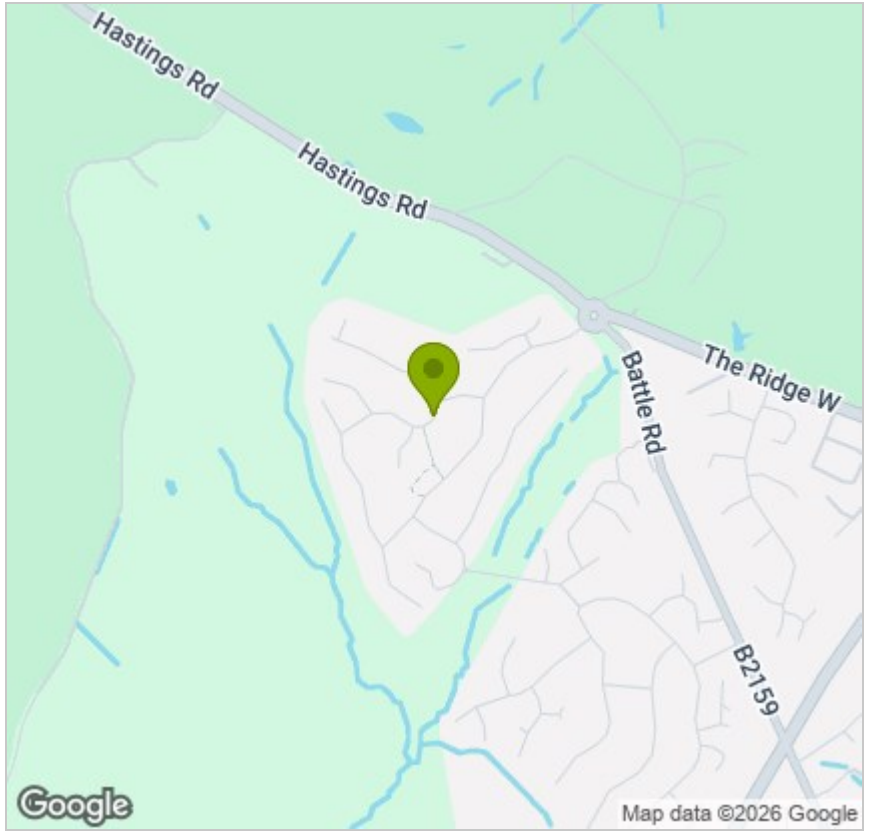
Council Tax Band E - £3,271.38 Per Annum

Floor Plan

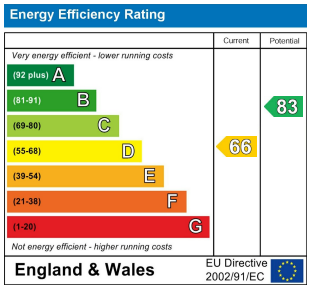


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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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