

# JOHN BRAY & SONS



63 Harley Shute Road  
St. Leonards-On-Sea, TN38 8BY  
**£1,500 Per Calendar Month**

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## 63 Harley Shute Road

, St. Leonards-On-Sea, TN38 8BY

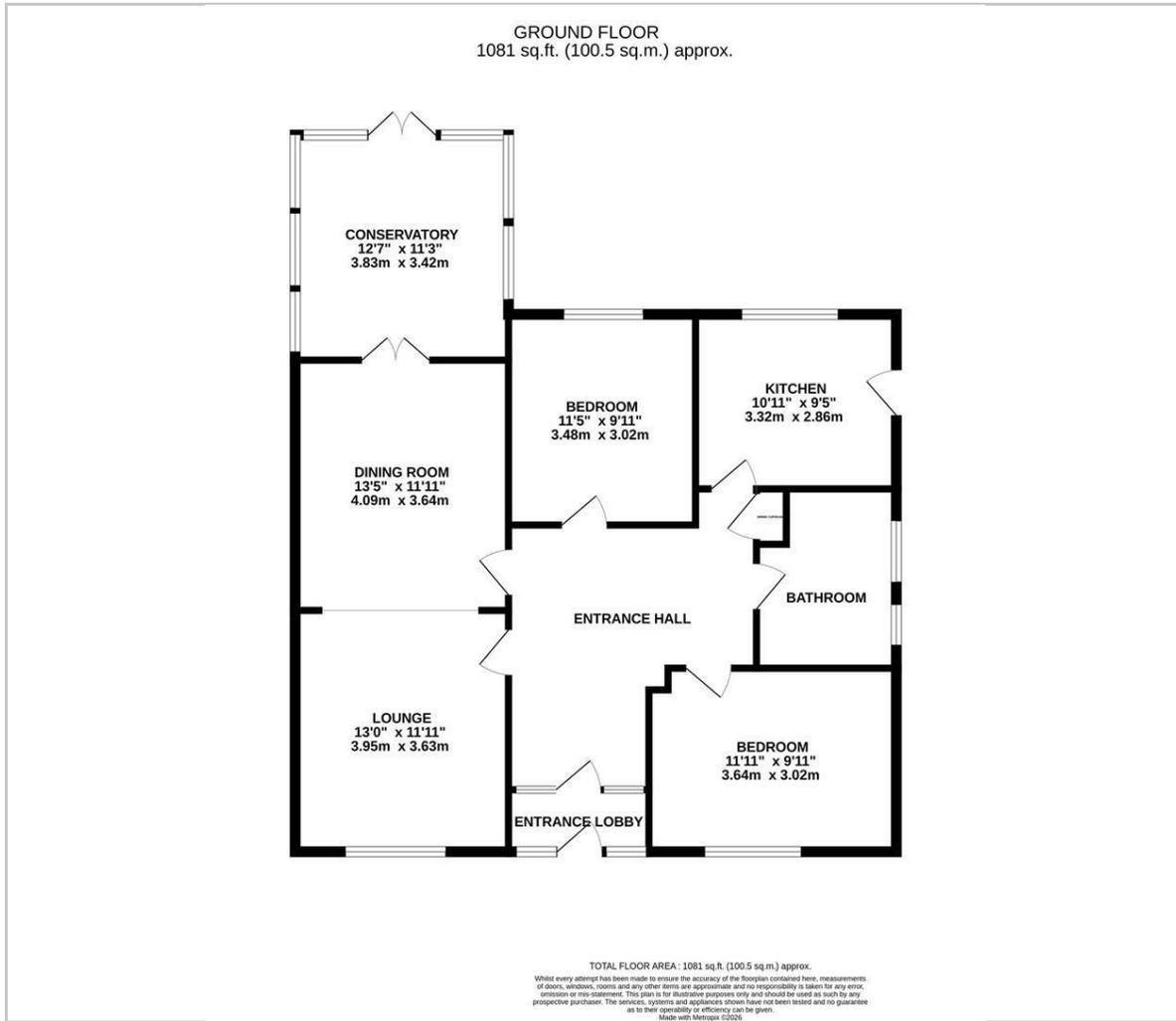
The property: a bright and spacious two bedroom detached bungalow with a garage and ample off road parking. The accommodation is well presented throughout comprising a living space which benefits from a wood-burning stove and far reaching sea views, which is open to the dining room creating a sociable space with a dual aspect and double doors at the rear opening to the conservatory. The kitchen is fitted with modern units and enjoys access outside. There are two well-proportioned double bedrooms together with a large family bathroom which is fitted with a freestanding, roll top bath and separate shower enclosure. Externally the enclosed garden offers an area of patio with a generous expanse of lawn. There is gated side access leading to the garage and off road parking at the front of the property for multiple vehicles. Available immediately.

The location: ideally positioned in a West St. Leonards location within easy reach of local schools, shops and good transport links. The seafront and Combe Valley Countryside Park are also within easy reach.





## Floor Plan



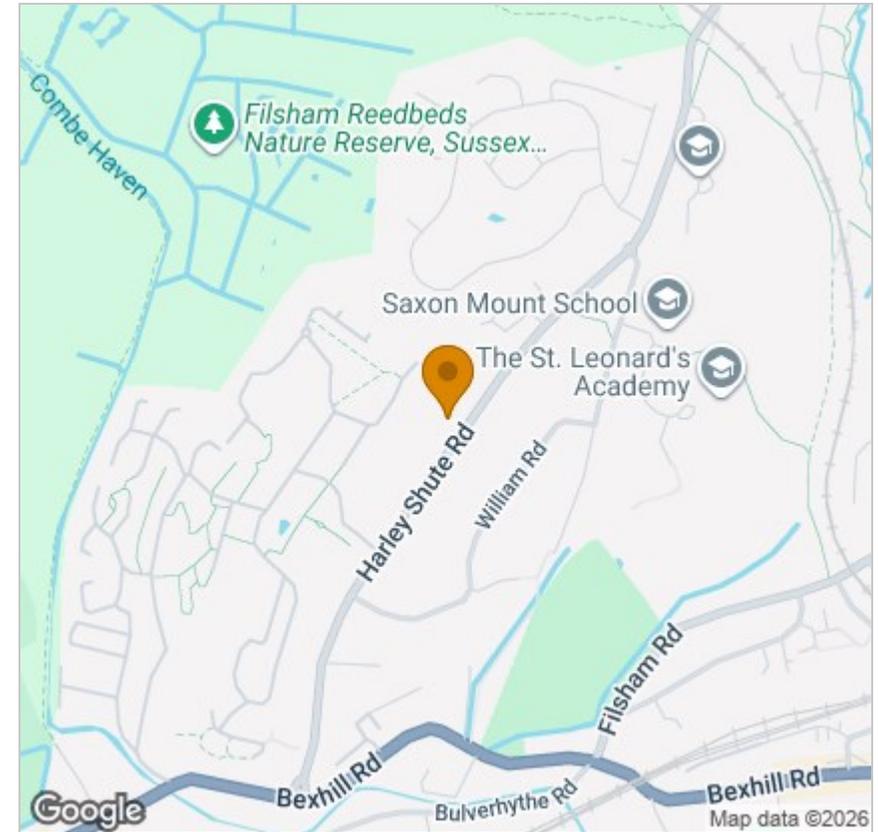
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

