



## 81 High Beech Chalet Park, Battle Road, St. Leonards-On-Sea, TN37 7BS

AN IMMACULATELY PRESENTED AND DECEPTIVELY SPACIOUS THREE BEDROOM, TWO BATHROOM DETACHED CHALET HOME SITUATED IN THIS QUIET AND TUCKED AWAY NORTH ST. LEONARDS LOCATION ENJOYING AN OPEN ASPECT WITH LARGE ADJOINING GROUNDS. THE PROPERTY HAS BEEN THE SUBJECT OF EXTENSIVE RENOVATION AND IMPROVEMENT, OFFERING ALL YEAR ROUND OCCUPANCY AND IT MUST BE VIEWED TO APPRECIATE THE HIGH SPECIFICATION FINISH, ATTENTION TO DETAIL AND ITS' GENEROUS LIVING SPACE.

The Chalet and its grounds form part of the established and well maintained High Beech Park with a gated entrance and an allocated parking space. The property itself provides over 1,000 sq ft of accommodation to include a 16'0 x 15'0 living room with wood burner, an impressive 16'0 x 15'0 fitted kitchen/breakfast room with integrated appliances, central Island and walk-in larder as well as a 21'2 x 10'2 main bedroom with large skylight, patio doors onto the front deck and a 60sq ft en-suite shower room/w.c. with walk in double shower enclosure.

In addition, there are two further double bedrooms and a family shower room/w.c. and the property is beautifully presented throughout. A particular feature are the adjoining communal lawned grounds which extend to 110ft x 100 as well as a private raised full width deck with a side courtyard. Further benefits include upvc double glazing, LPG central heating with a new boiler, solar panelling and the property has a 100th share of the Park ownership. Viewing is considered essential with Sole Agent Charles & Co. and this stunning home is to be sold CHAIN FREE.

Offers in excess of £260,000

# 81 High Beech Chalet Park, Battle Road, St. Leonards-On-Sea, TN37 7BS



- Stunning Detached Chalet Home
- Quiet Tucked Away Location
- Immaculately Presented Throughout
- Close to Battle Station & Amenities
- Three Bedrooms & Two Bathrooms
- Living Room with Wood Burner
- Impressive Kitchen/Breakfast Room
- Allocated Parking Space
- Communal Level Lawned Grounds
- Must be Viewed & CHAIN FREE

## Entrance Hall

## Kitchen/Breakfast Room

16'0 x 15'0 (4.88m x 4.57m)

## Living Room

16'0 x 13'8 (4.88m x 4.17m)

## Inner Hall

## Bedroom One

21'2 x 10'2 (6.45m x 3.10m)

## En-suite Shower Room/W.C.

10'0 x 6'5 (3.05m x 1.96m)

## Bedroom Two

12'1 x 10'10 (3.68m x 3.30m)

## Bedroom Three

9'6 x 7'5 (2.90m x 2.26m)

## Shower Room/W.C

7'8 x 7'5 (2.34m x 2.26m)

## Outside

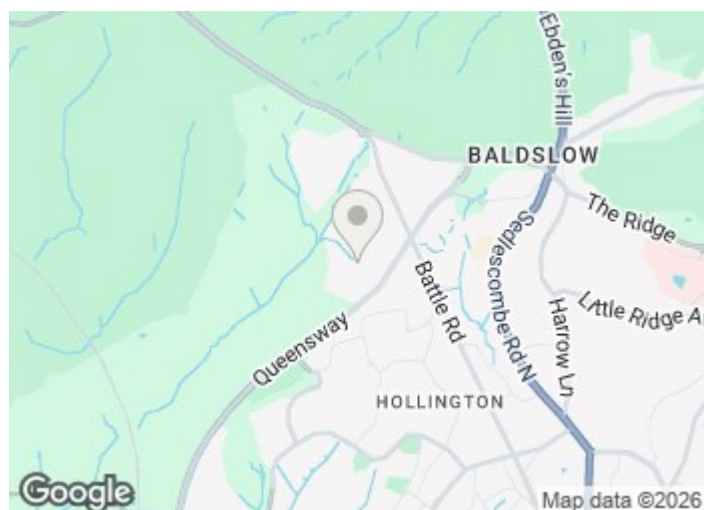
## Raised Private Decking

## Side Courtyard

## Allocated Residents Parking

## Extensive Communal Grounds

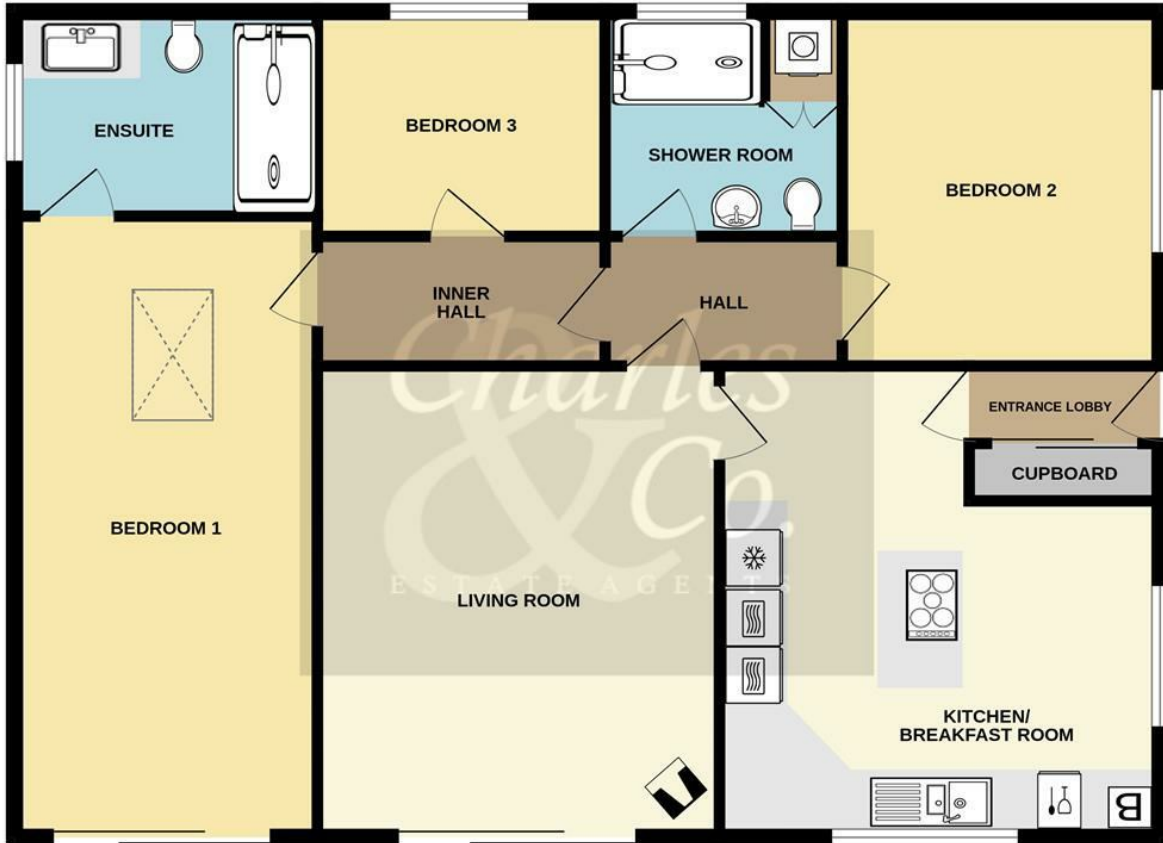
110'0 x 100'0 (33.53m x 30.48m )





# Floor Plan

GROUND FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.  
 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	