15 Welton Rise, St Leonards on Sea, TN37 7RG
Guide Price £300,000 - £325,000 Freehold

****GUIDE PRICE £300,000 - £325,000****

Welcome to this charming three-bedroom family home located on Welton Rise in the desirable area of St Leonards. This attached house offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a spacious living environment. Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The property boasts three generous bedrooms, with the main bedroom featuring an en suite shower room, ensuring privacy and convenience for the occupants. The additional two bedrooms are perfect for children, guests, or even a home office. The house is in good condition throughout, allowing you to move in with ease and start enjoying your new home immediately. The well-maintained bathrooms add to the overall appeal, providing modern facilities for the whole family. Parking is made easy with space for one vehicle, and there is also a garage en-bloc, offering additional storage or a secure place for your car. Situated in a good location, this property provides excellent access to local schools, making it a great choice for families with children. Additionally, the proximity to Conquest Hospital adds to the convenience for those working in the healthcare sector or requiring easy access to medical facilities. In summary, this delightful home on Welton Rise is a fantastic opportunity for anyone looking for a well-appointed property in a family-friendly area. Don't miss your chance to make this lovely house your new home.

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

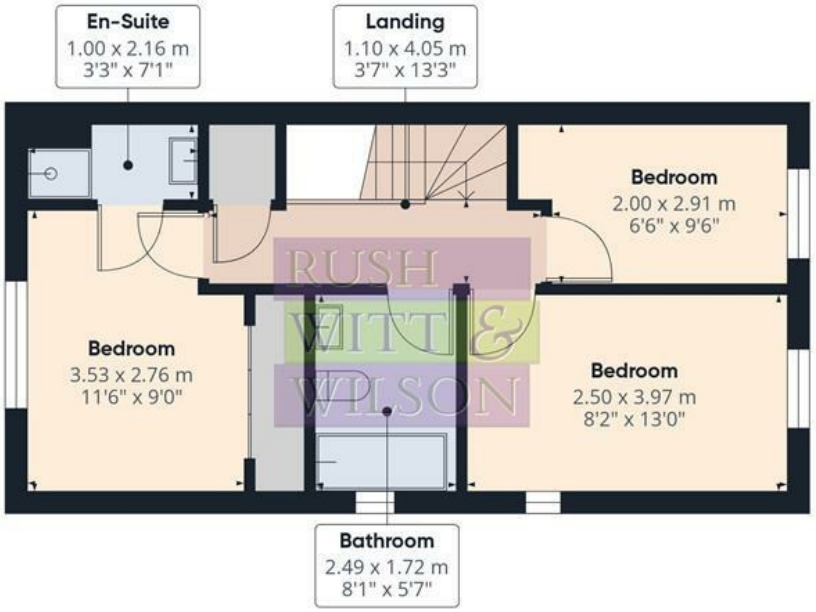
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

RUSH WITT & WILSON

Approximate total area(1)

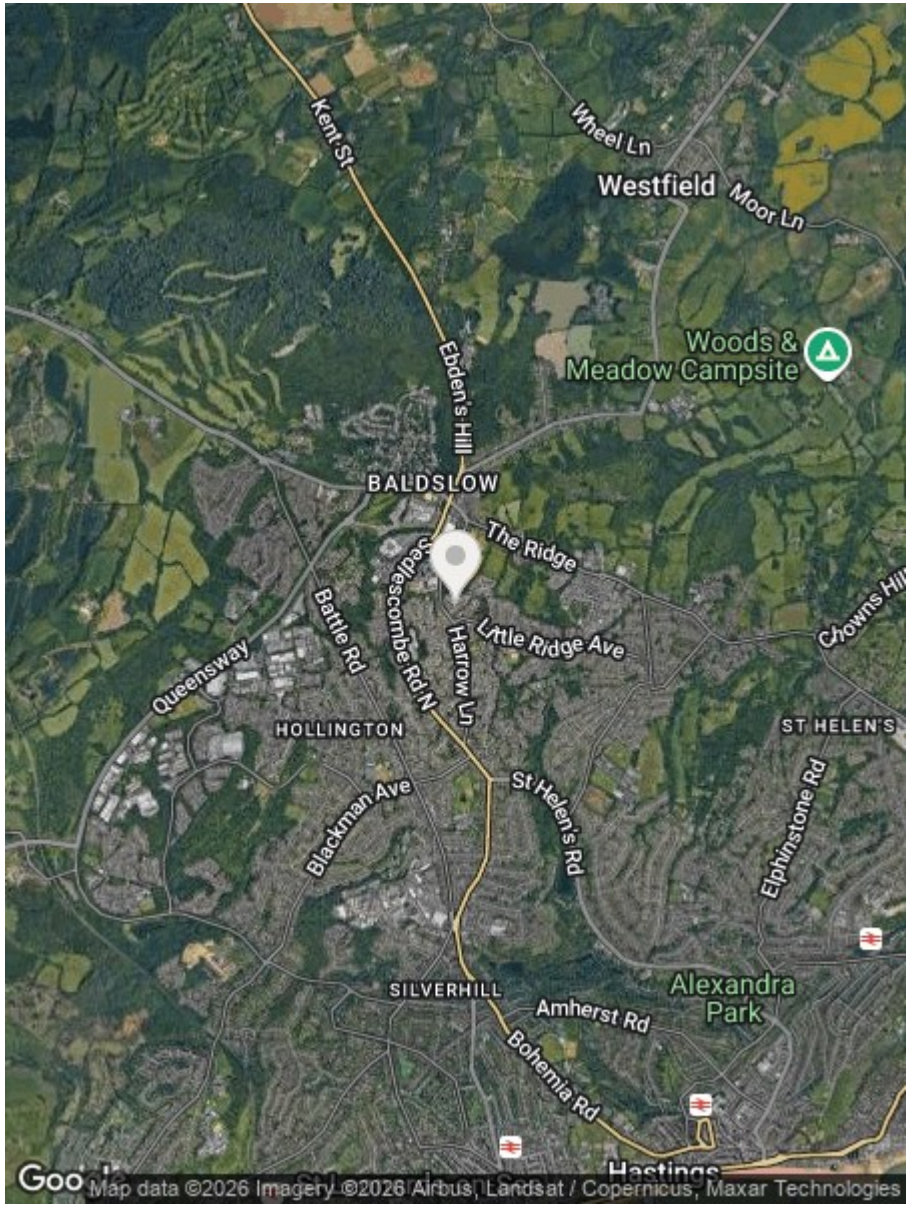
95.4 m²

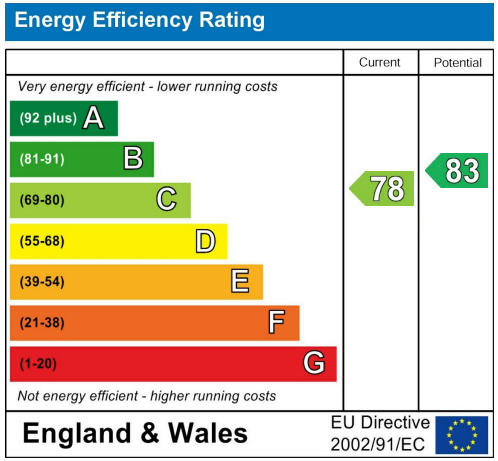
1026 ft²

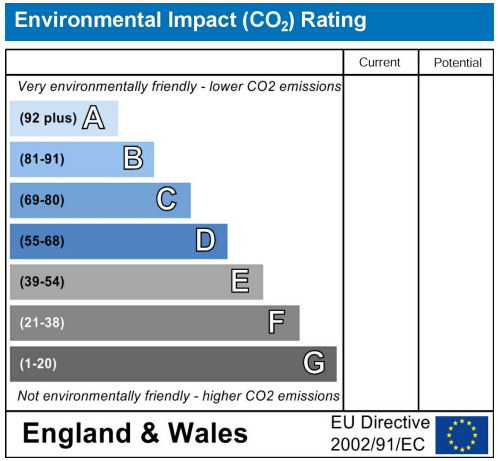
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk