

**RUSH
WITT &
WILSON**



66 Welton Rise, St. Leonards-On-Sea, TN37 7RF
Offers In Excess Of £280,000 Freehold

Nestled in the charming area of Welton Rise, this delightful three bedroom terraced house offers a wonderful opportunity for first-time buyers or those looking to invest in a property with potential. This home features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The ground floor boasts a convenient separate WC and a kitchen/diner, while the main bedroom benefits from an en-suite bathroom, providing added privacy and comfort. The upper floor presents distant glimpses of the sea, adding a touch of coastal charm to the property. This house is ripe for modernisation, allowing you to put your personal stamp on it and create a space that truly reflects your style. The property also includes parking for one vehicle, ensuring ease of access, and a garage that offers additional storage or potential for a workshop. With its prime location and ample space, this terraced house is a fantastic first purchase, offering both comfort and the opportunity to enhance its value. Don't miss the chance to make this lovely home your own in the picturesque setting of St. Leonards on Sea.

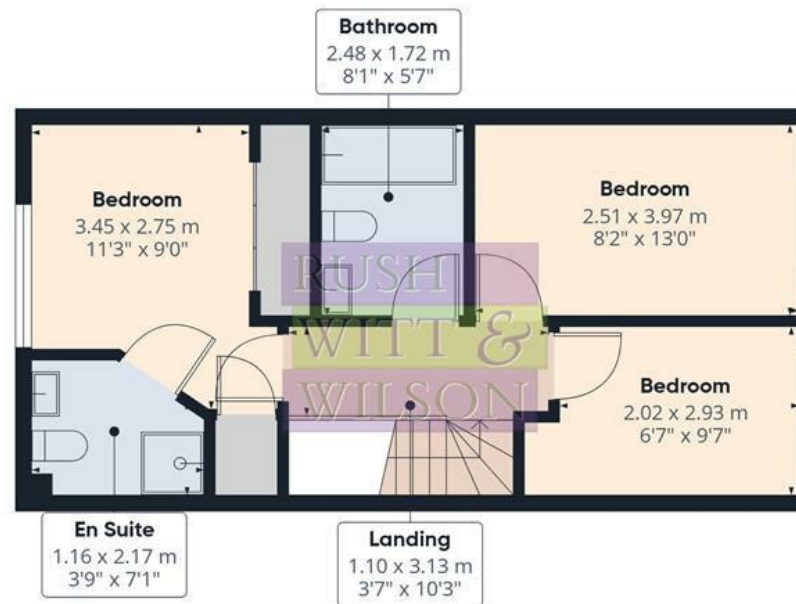








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

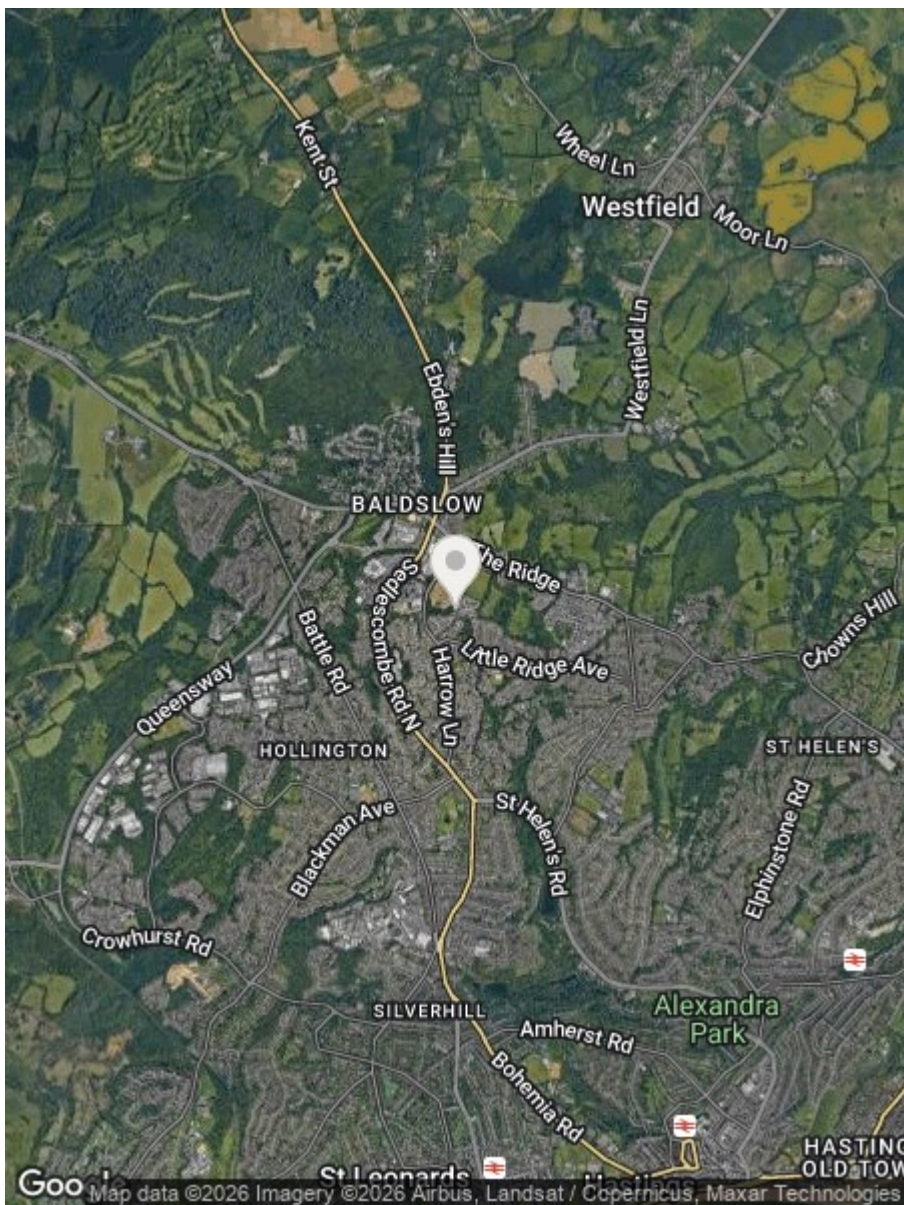
93.6 m²

1007 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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:

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