



**37, Welton Rise, St. Leonards-On-Sea, TN37 7RP**

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**Offers In Excess Of £390,000**



PCM Estate Agents are delighted to present to the market this exceptionally well-presented THREE STOREY FOUR BEDROOM TOWNHOUSE with a BEAUTIFULLY LANDSCAPED GARDEN and OFF ROAD PARKING for two vehicles.

This MODERN HOME offers modern comforts including gas fired central heating, double glazing and adaptable accommodation comprising a spacious entrance hall, DOWNSTAIRS WC, UTILITY and access to what was previously the integral garage and has been converted into a GAMES ROOM/ BAR with the remainder of the garage being used for storage. The garage could easily be reinstated should someone want to. To the first floor the spacious hallway provides access to a LARGE LIVING ROOM with views and access onto the rear garden, KITCHEN-DINER and the FOURTH BEDROOM/ STUDY, whilst the second floor landing provides access to a MASTER BEDROOM with AMPLE FITTED WARDROBES and an EN-SUITE SHOWER ROOM, TWO FURTHER WELL-PROPORTIONED BEDROOMS both benefitting from LOVELY SEA VIEWS and a family bathroom.

The rear garden is a delightful feature and is LOW-MAINTENANCE and laid with INDIAN SANDSTONE over two sympathetically thought-out terraces offering a TRANQUIL OUTDOOR RETREAT to eat al-fresco or simply relax.

Positioned on a sought-after street within St Leonards, within easy reach of the Conquest Hospital and nearly local amenities, as well as bus routes and popular schooling establishments.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **SPACIOUS ENTRANCE HALL**

Double glazed window to front aspect, radiator, tiled flooring, under stairs storage cupboard, wall mounted consumer unit for the electric's, door to:

#### **DOWNSTAIRS WC**

Dual flush low level wc, pedestal wash hand basin with mixer tap, part tiled walls, radiator, tiled flooring, coving to ceiling, down lights double glazed window with obscured glass for privacy to front aspect.

#### **UTILITY ROOM**

13' max x 9'2 max (3.96m max x 2.79m max )

Coving to ceiling, part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space and plumbing for washing machine, space for tumble dryer and fridge freezer, inset drainer-sink unit with mixer tap, radiator.

#### **GAMES ROOM/ BAR**

22'9 x 9' (6.93m x 2.74m)

Converted from the garage. Down lights, wood effect vinyl flooring, fitted bar area, radiator, door opening to front elevation leading to:

#### **STORAGE ROOM**

9' x 8'5 (2.74m x 2.57m)

This is the remainder of the converted garage. Up and over door, lighting.

#### **FIRST FLOOR LANDING**

Stairs rising to the second floor accommodation, wood laminate flooring, coving to ceiling, radiator, doors opening to:

#### **LIVING ROOM**

18'9 x 13'4 (5.72m x 4.06m)

Coving to ceiling, wood laminate flooring, radiators, television point, double glazed window with French doors to rear aspect providing access to the lovely landscaped garden.

#### **KITCHEN-DINING ROOM**

17'3 x 10'2 (5.26m x 3.10m)

Coving to ceiling, radiator, part tiled walls, tiled flooring, down lights, wall mounted cupboard concealed boiler, fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces over, four ring gas hob with fitted cooker hood over and electric fan assisted oven below, inset resin drainer-sink with mixer tap, space for American style fridge freezer, ample space for dining table, down lights and feature pendant lighting over the dining area, double glazed window to front aspect.

#### **BEDROOM FOUR/ STUDY**

8'8 x 7'7 (2.64m x 2.31m)

Coving to ceiling, wood laminate flooring, radiator, double glazed window to front aspect.

#### **SECOND FLOOR LANDING**

Loft hatch providing access to loft space, coving to ceiling, storage cupboard, doors to:

#### **BEDROOM ONE**

17' narrowing to 12'2 x 11'1 (5.18m narrowing to 3.71m x 3.38m)

Two double fitted wardrobes with mirrored sliding doors, radiator, double glazed window to rear aspect, door to:

#### **EN SUITE SHOWER ROOM**

Walk in shower enclosure with shower, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, radiator, down lights, coving to ceiling, part tiled walls.

#### **BEDROOM TWO**

13'3 x 8'7 (4.04m x 2.62m)

Coving to ceiling, radiator, double glazed window to front aspect with lovely far reaching views to the sea and including views of Beachy Head.

#### **BEDROOM THREE**

9'9 narrowing to 6'6 x 9'9 (2.97m narrowing to 1.98m x 2.97m)

Built in cupboard, radiator, double glazed window to front aspect having lovely views over St Leonards, to the sea and to Beachy Head.

#### **FAMILY BATHROOM**

Panelled bath with shower over, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wall mounted wash hand basin with chrome mixer tap and ample storage set beneath, down lights, coving to ceiling, radiator, part tiled walls, tiled flooring, ladder style heated towel rail.

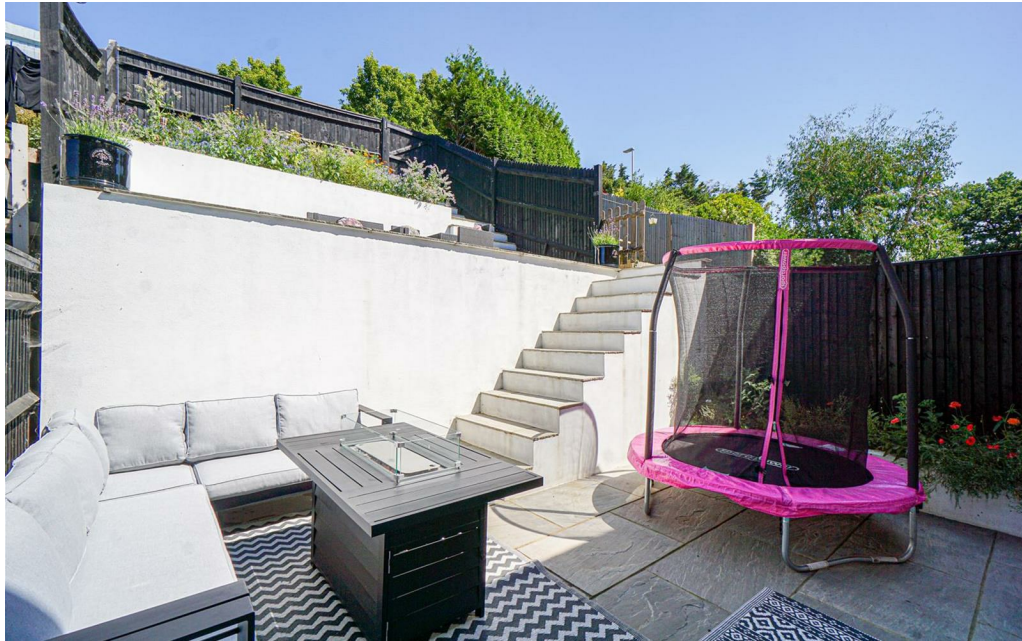
#### **OUTSIDE - FRONT**

Driveway providing off road parking.

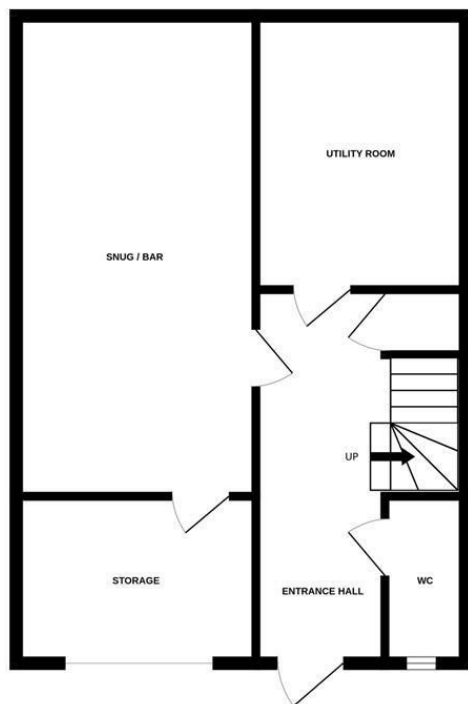
#### **REAR GARDEN**

Beautifully landscaped and low-maintenance, patio area aid with Indian sandstone, two well thought-out terraces offering ample outdoor space to sit out and eat al-fresco or entertain. In addition there are planted borders throughout, Mediterranean style white rendered walls and rear gates access.

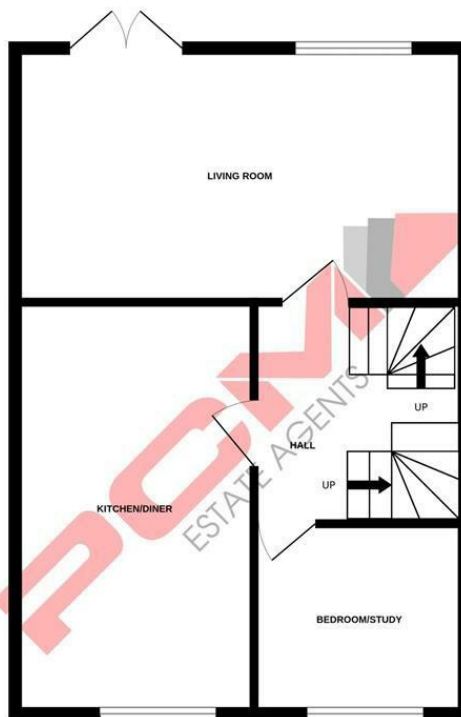
Council Tax Band: D



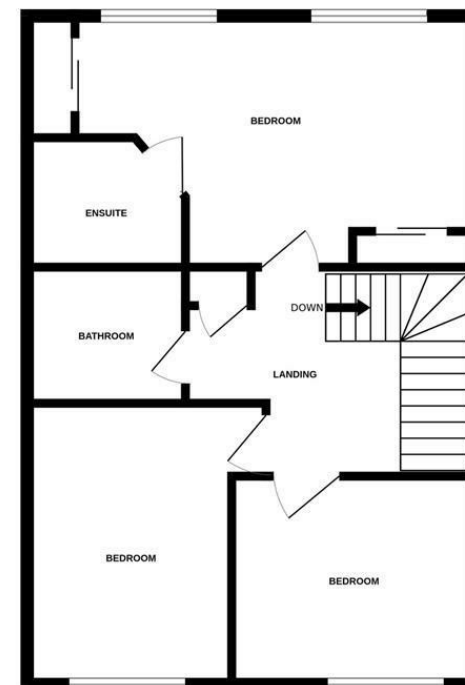
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	