

PCM
ESTATE AGENTS

58, Welton Rise, St. Leonards-on-sea, TN37 7RF

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Offers In Excess Of £400,000

A beautifully presented and deceptively spacious FOUR BEDROOM DETACHED FAMILY HOME, offering generous and VERSATILE ACCOMMODATION arranged over two floors. The property enjoys attractive TOWNSCAPE VIEWS with views extending towards the sea and Beachy Head from the front-facing rooms.

The accommodation is approached via a double glazed front door leading into a welcoming entrance hall leading to a cloakroom 20ft KITCHEN-BREAKFAST ROOM, 20ft LOUNGE-DINING ROOM and a versatile room that could be utilised as a STUDY/ HOME OFFICE. To the first floor the landing provides access to a MASTER BEDROOM with EN-SUITE, THREE FURTHER BEDROOMS and a family bathroom. Externally the property benefits from OFF ROAD PARKING leading to the attached GARAGE whilst to the rear there is a PRIVATE LOW-MAINTENANCE GARDEN.

Viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR
Leading to:

ENTRANCE HALL
Wood-effect LVT flooring, radiator, large understairs storage cupboard and coving to ceiling. Doors provide access to the principal reception rooms, kitchen/breakfast room, study and downstairs cloakroom.

CLOAKROOM
Fitted with a low-level wc, pedestal wash hand basin with mixer tap, wood-effect LVT flooring, radiator, coved ceiling, downlighting and a double glazed window providing privacy.

KITCHEN-BREAKFAST ROOM
20'7 x 9'2 (6.27m x 2.79m)
Well-appointed and fitted with a range of matching wall and base level cupboards and drawers, complementary work surfaces and tiled splashbacks, fitted gas hob with cooker hood over and electric fan-assisted oven beneath, inset one & ½ bowl drainer sink with mixer tap, space for a range of appliances including fridge freezer, washing machine and integrated dishwasher, wall-mounted cupboard housing the concealed boiler. The room also provides space for a breakfast table and benefits from two radiators, a double glazed window and double glazed French doors opening onto the rear garden.

LOUNGE-DINING ROOM
20'5 max x 14'6 narrowing to 11'5 (6.22m max x 4.42m narrowing to 3.48m)
A particularly generous dual-aspect reception room, featuring double glazed windows to the front and side elevations together with a double glazed bay window. The room provides ample space for both substantial lounge and dining furniture and benefits from a coved ceiling, television point and two radiators.

STUDY
10'3 x 7' (3.12m x 2.13m)
A versatile additional room which could be utilised as a home office, study or occasional fifth bedroom. Features include a coved ceiling, radiator and double glazed window overlooking the side elevation.

FIRST FLOOR LANDING
Loft hatch, radiator, coved ceiling, useful storage cupboard and double glazed window to the side elevation.

BEDROOM
15'9 narrowing to 10'9 x 10'9 (4.80m narrowing to 3.28m x 3.28m)
A spacious principal bedroom with built-in wardrobes featuring mirrored sliding doors, coving to ceiling and radiator. A double-glazed window to the front elevation enjoys attractive townscape views with views extending towards the sea and Beachy Head, door to:

EN-SUITE
Fitted with a walk-in shower enclosure with power shower, pedestal wash hand basin with mixer tap and low-level wc. Further features include part-tiled walls, tiled flooring, downlighting, shaver point, extractor fan and radiator.

BEDROOM
11'2 x 9'3 (3.40m x 2.82m)
Double glazed window overlooking the rear garden, coving to ceiling and radiator.

BEDROOM
9'4 x 8'8 (2.84m x 2.64m)
A further well-proportioned bedroom with double glazed window overlooking the rear garden, coving to ceiling and radiator.

BEDROOM
12'2 x 8'8 (3.71m x 2.64m)
A good-sized fourth bedroom with built-in cupboard, coving to ceiling and radiator. The room benefits from a double aspect to the front and side elevations, enjoying lovely townscape views with views towards the sea and Beachy Head.

FAMILY BATHROOM
Fitted with a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and low-level wc, tiled walls and flooring, radiator, coving ceiling, downlighting, extractor fan, shaver point and double glazed window to the side elevation.

OUTSIDE - FRONT
The property benefits from a front garden and side driveway providing off-road parking for several vehicles, together with access to:

GARAGE
Up-and-over door.

REAR GARDEN
Designed for relatively low-maintenance living, being predominantly hard landscaped and providing a generous area for outdoor seating, alfresco dining and entertaining.
The rear section of the garden is particularly attractive, being heavily planted with a variety of mature plants and evergreen shrubs. There is gated access back to the driveway together with outside lighting.

Council Tax Band: E

















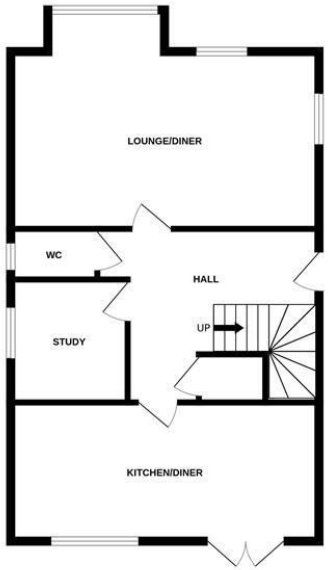


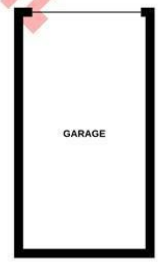




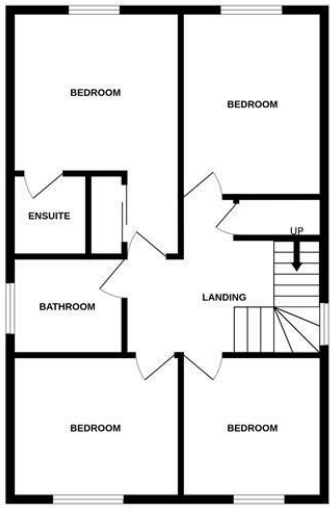


GROUND FLOOR

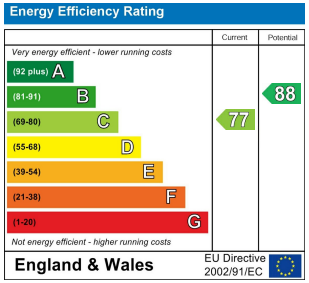


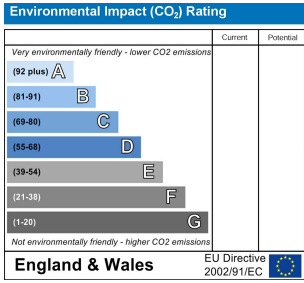


1ST FLOOR



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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