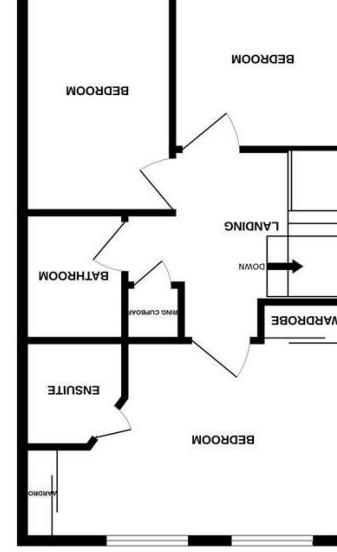
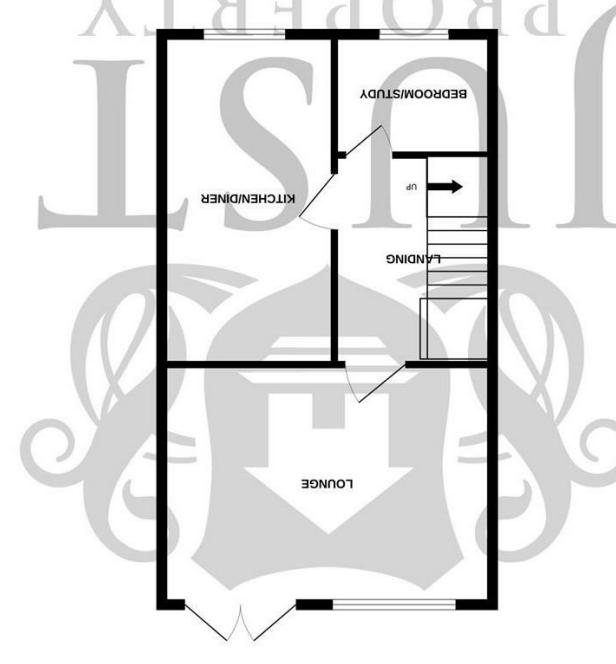


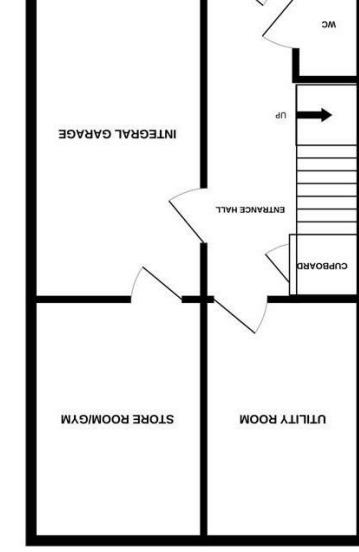
Made with Microsoft® Word  
as to the probability of efficiency can be given.  
provides an example of the information contained in this plan is for illustrative purposes only and should be used as such by any  
Whist every attempt has been made to ensure the accuracy of the information contained here, measurements  
of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors,  
omissions or mis-descriptions. This plan is for illustrative purposes only and should be used as such by any  
agent or consumer.



2ND FLOOR



1ST FLOOR

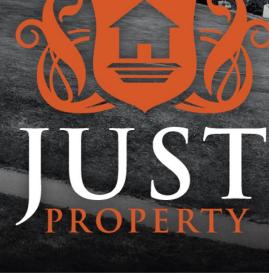


GROUND FLOOR



39 Welton Rise, St. Leonards-On-Sea, TN37 7RP  
FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms

2 Receptions

2 Bathrooms

1431.00 sq ft

Freehold

£419,950

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





4 Bedrooms 2 receptions 2 Bathrooms 1431.00 sq ft

## PROPERTY DETAILS

Located in a quiet cul-de-sac within a sought-after St Leonards neighbourhood, this beautifully presented four-bedroom townhouse offers generous and flexible accommodation, ideal for modern family living. Perfectly positioned close to highly regarded primary and academy schools, the Conquest Hospital, local amenities, and excellent transport links, this home combines convenience with comfort.

Spread over three well-planned floors, the property features a welcoming entrance hall with a cloakroom/WC and a spacious utility room on the ground floor. The first floor boasts a bright and expansive living room complete with a bespoke media wall and French doors opening to a landscaped rear garden. A contemporary kitchen/diner with integrated appliances provides an ideal space for everyday dining and entertaining, while a versatile study offers potential as a fourth bedroom.

The top floor comprises a generous main bedroom featuring dual built-in wardrobes and a modern en-suite shower room. Two additional well-proportioned bedrooms and a stylish family bathroom complete the upper level.

Externally, the property benefits from a double-width driveway providing parking for two vehicles, leading to an integral garage with a rear section currently arranged as a gym/store room. The rear garden is attractively tiered with a patio area—perfect for relaxing or entertaining outdoors.

Additional highlights include gas central heating, double glazing throughout, and far-reaching views to the front across to the sea and Beachy Head.

Early viewing is highly recommended to fully appreciate this exceptional home in a prime residential setting. Please contact sole agents, Just Property to arrange access.

## ROOM DIMENSIONS

Front Door

Reception Hall  
16'11" x 5'6" (5.18m x 1.70m)

Downstairs WC

Utility Room  
12'11" x 8'7" (3.94m x 2.62m)

Stairs To First Floor Landing

Lounge  
18'9" x 13'3" (5.74m x 4.04m)

Kitchen/Diner  
17'1" x 9'10" (5.21m x 3.02m)

Study/Bedroom  
8'5" x 6'7" (2.59m x 2.01m)

Stairs To Second Floor Landing

Bedroom  
16'8" x 11'5" (5.09m x 3.50m)

En-Suite Shower Room

Bedroom  
13'1" x 8'9" (4.01m x 2.67m)

Bedroom  
9'10" x 9'10" (3.00m x 3.00m)

Family Bathroom  
6'9" x 5'6" (2.06m x 1.68m)

Rear Garden

Off-Road Parking

Integral Garage  
19'3" x 9'3" (5.87m x 2.82m)

Rear Store Room/Gym  
12'0" x 9'3" (3.66m x 2.82m)

## FEATURES

- Wonderfully Presented Family Home
- Four Spacious Bedrooms
- Excellent Cul-De-Sac Location
- Double Width Drive & Integral Garage
- 35ft Tiered Garden
- Nearby Highly Regarded Local Schooling & Local Amenities
- Accommodation Spanning Three Floors
- Modern Townhouse
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band D

