







Welton Rise, St. Leonards-On-Sea TN37 7RA

Offers in excess of £300,000

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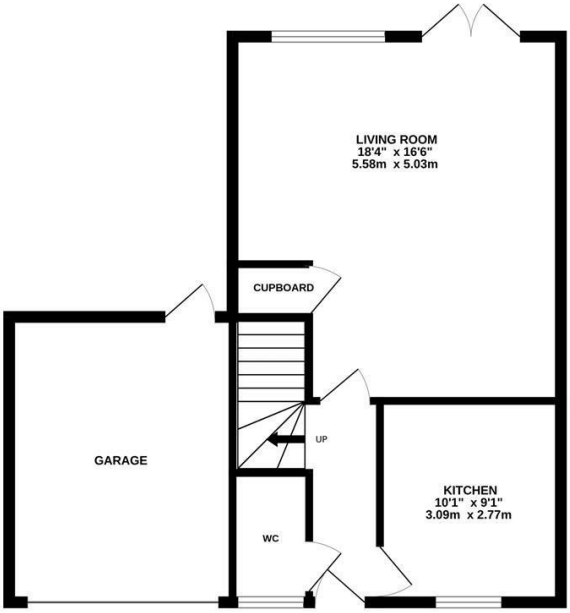
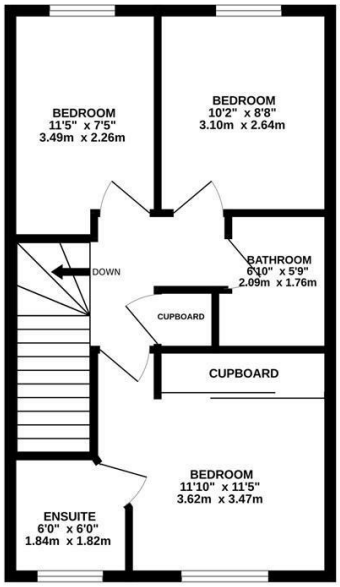
A bright and spacious THREE BEDROOM SEMI-DETACHED HOME with INTEGRAL GARAGE set in a FAVOURED LITTLE RIDGE LOCATION. It's enviably positioned within easy reach of local shops, primary and secondary schools and the Conquest Hospital. The accommodation here spans two storeys with the ground floor comprising of an OPEN PLAN LIVING/DINING ROOM which measures an impressive 18'4 x 16'6 and enjoys access to the rear garden through double doors, and the CONTEMPORARY STYLE KITCHEN. There is also a SEPARATE W/C on this floor. The three DOUBLE BEDROOMS are located on the first floor with the primary enjoying BUILT-IN STORAGE and access to an ENSUITE, together with the FAMILY BATHROOM which has a bath with shower and screen over. Externally the rear garden offers an area of patio followed by an EXPANSE OF LAWN, whilst to the front of the property there is a INTEGRAL GARAGE and OFF-ROAD PARKING for one vehicle. Being sold chain free, this property would make the perfect family home and is not to be missed.

GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

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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