

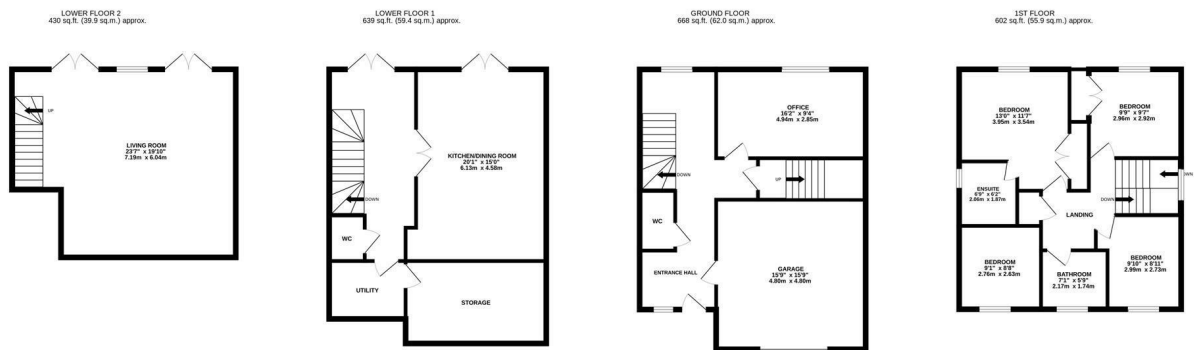


## Helmsman Rise, St. Leonards-On-Sea TN38 8BQ

Offers in excess of £475,000



A deceptively spacious four bedroom EXECUTIVE STYLE FAMILY HOME situated in a sought after location on the Northern outskirts of St. Leonards On Sea, within easy reach of Battle where there are excellent schools and a mainline railway station benefitting from connections to London stations. SPANNING FOUR SPACIOUS STOREYS the accommodation here is beautifully presented throughout and boasts generous proportions with the lowest level arranged as a spacious living room which measures 23'7 x 19'10 with two sets of patio doors leading out to the rear garden. On the floor above there is a spacious OPEN PLAN KITCHEN AND DINING space with access out to a raised area of decking, there is also a separate utility room and an additional storage area. On the ground floor there is access to the DOUBLE INTEGRAL GARAGE, office and separate WC, while the upper floor houses four bedrooms and the family bathroom. Two bedrooms benefit from BUILT-IN WARDROBES and the principal bedroom enjoys an EN-SUITE SHOWER ROOM. Externally the rear gardens backs onto neighbouring woodland and enjoys an EXPANSE OF LAWN, offering the perfect space for family life. At the front of the house there is OFF ROAD PARKING FOR MULTIPLE VEHICLES and access to the double garage. Being sold with no onward chain this fantastic property is not to be missed.



**TOTAL FLOOR AREA : 2339 sq.ft. (217.3 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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