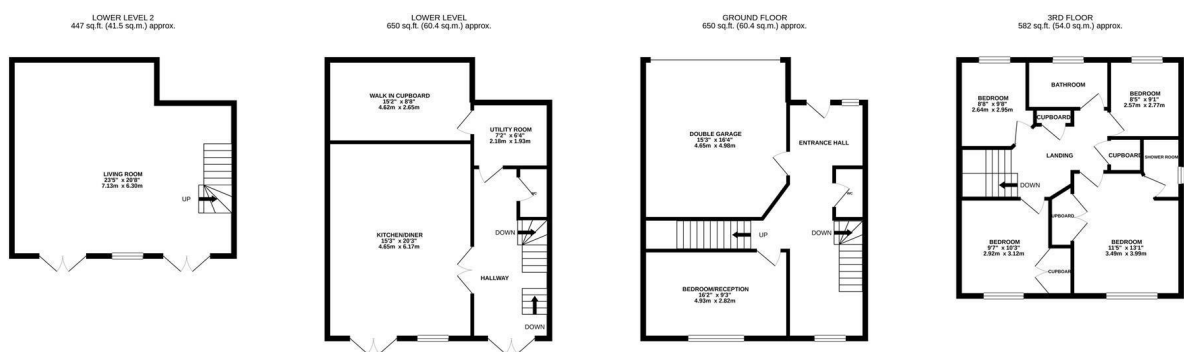# Helmsman Rise, St. Leonards-On-Sea TN38 8BQ

Offers in excess of £475,000

5   2   3   📊

Extremely spacious five bedroom DETACHED FAMILY HOME set in a prestigious development on the outskirts of St. Leonards within CLOSE REACH OF BATTLE where there is a mainline railway station and favoured schools such as Claverham Community College. Spanning FOUR STOREYS the accommodation here enjoys a VERSATILE LAYOUT with generous proportions. The entrance level offers access in to the INTEGRAL DOUBLE GARAGE, there is a cloakroom and bedroom 5 or a potential reception area. The floor below houses a large eat in kitchen which measures 20'3 x 15'3 with double doors opening on to a RAISED DECK perfect for al-fresco dining. There is a SEPARATE UTILITY ROOM, a large walk in storage cupboard and a handy cloakroom also on this level. Sat on the lowest floor there is a well proportioned living room with two sets of patio doors leading out to the garden where there is a sheltered patio area and an established expanse of lawn bordered by flower beds. There are four bedrooms on the uppermost level along with a family bathroom, the main bedroom boasts an EN-SUITE SHOWER ROOM and BUILT IN STORAGE SPACE. This fantastic home it PRESENTED TO AN IMPECCABLE STANDARD throughout, it was the FORMER SHOW HOME meaning that it offers larger than expected gardens and accommodation. There is AMPLE OFF ROAD PARKING to the front which leads to the double garage where there is an electric up and over door.

LOWER LEVEL 2
447 sq.ft. (41.5 sq.m.) approx.

LIVING ROOM
23'5" x 20'8"
7.13m x 6.30m

UP

LOWER LEVEL
650 sq.ft. (60.4 sq.m.) approx.

WALK IN CUPBOARD
15'2" x 8'8"
4.62m x 2.65m

UTILITY ROOM
7'2" x 6'4"
2.18m x 1.93m

KITCHEN/DINER
15'3" x 20'2"
4.65m x 6.17m

DOWN

HALLWAY

DOWN

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

DOUBLE GARAGE
15'3" x 16'4"
4.65m x 4.98m

ENTRANCE HALL

UP

DOWN

BEDROOM/RECEPTION
16'2" x 9'3"
4.93m x 2.82m

3RD FLOOR
582 sq.ft. (54.0 sq.m.) approx.

BATHROOM

BEDROOM
8'8" x 9'8"
2.64m x 2.95m

CUPBOARD

BEDROOM
8'5" x 9'1"
2.57m x 2.77m

LANDING

CUPBOARD

SHOWER ROOM

DOWN

CUPBOARD...

BEDROOM
9'7" x 10'3"
2.92m x 3.12m

CUPBOARD

BEDROOM
11'5" x 13'1"
3.49m x 3.99m

TOTAL FLOOR AREA : 2329 sq.ft. (216.4 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
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