



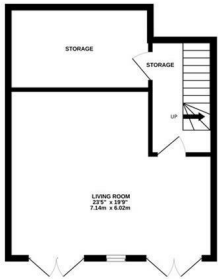
Helmsman Rise, St. Leonards-On-Sea TN38 8BQ

Offers in excess of £525,000

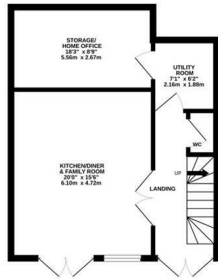


GUIDE PRICE- £525,000-£550,000. An impressive four/five bedroom EXECUTIVE STYLE FAMILY HOME situated in a sought after location on the Northern outskirts of St. Leonards On Sea, within easy reach of Battle where there are excellent schools and a mainline railway station benefiting from connections to London stations. SPANNING FOUR SPACIOUS STOREYS the accommodation here boasts generous proportions with the lowest level arranged as a living room with two sets of patio doors leading out to the rear garden, together with two storage rooms, on the floor above there is a KITCHEN, DINING AND FAMILY SPACE which measures 20' x 15'6" with access out to a raised area of decking, providing AN IDYLIC SPOT TO DINE AL-FRESCO, there is a separate utility room and an additional storage area/home office. On the ground floor there is a DOUBLE INTEGRAL GARAGE and the fifth bedroom which is currently used as a study while the upper floor houses four additional bedrooms and a family bathroom. The principal bedroom also benefits from BUILT-IN WARDROBES and an EN-SUITE SHOWER ROOM. Externally the level rear garden backs on to neighbouring woodland and has been laid with artificial lawn to provide a low maintenance area, suited to family life. At the front of the house there is OFF ROAD PARKING FOR MULTIPLE VEHICLES and access to the double garage.

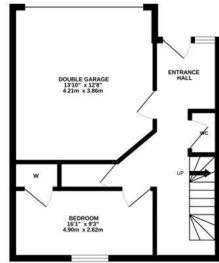
LOWER LEVEL 2
394 sq ft. (36.6 sq.m.) approx.



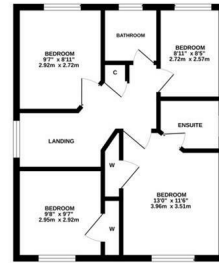
LOWER FLOOR 1
394 sq ft. (36.6 sq.m.) approx.



GROUND FLOOR
394 sq ft. (36.6 sq.m.) approx.



1ST FLOOR
411 sq ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1594 sq.ft. (148.1 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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