



OAKFIELD



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

£1,750 Per Calendar Month



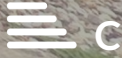
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C



## Welton Rise, St. Leonards-On-Sea, TN37 7RF

An attractive four bedroom detached house enjoying a spacious and versatile layout to suit a wide range of applicants.

The accommodation comprises to the ground floor: entrance hall with under stair storage, downstairs WC, spacious kitchen / breakfast room with door to integral garage, generous living room / dining room with door to conservatory and the rear garden, and study.

To the first floor there are four well proportioned bedrooms with the master enjoying an en-suite shower room and far reaching views, as well as a family bathroom.

Located in the Little Ridge area, the property is close to amenities, schooling, the Conquest Hospital, just 3-5 minutes away from the A21 and local bus routes to Hastings town centre

The property is complimented with a garage with parking to the front, roof top views towards the sea and a large low maintenance family garden to the rear. The property can be let part-furnished with kitchen appliances available (fridge / freezer, washing machine, dishwasher). EPC Rating C

Minimum tenancy term 12 months  
Annual Income Threshold £52,500  
Available early - mid August







**Living Room / Dining Room**  
24'2" x 11'9" (7.38m x 3.60m)

**Kitchen / Breakfast Room**  
15'10" x 10'0" (4.85m x 3.05m)

**Conservatory**  
13'11" x 8'10" (4.25m x 2.7m)

**Study**  
10'0" x 9'10" (3.05m x 3.0m)

**Downstairs WC**

**Master Bedroom**  
15'5" x 9'10" (4.7m x 3m)

**Master Bedroom Ensuite Shower Room**

**Bedroom**  
11'9" x 10'8" (3.6m x 3.27m)

**Bedroom**  
12'3" x 10'0" (3.74m x 3.05m)

**Bedroom**  
9'8" x 8'11" (2.96m x 2.73m)

**Family Bathroom**

**Front and Rear Garden**

**Garage and Driveway**

**Council Tax Band E £2,979.13 per annum**





## Floor Plan

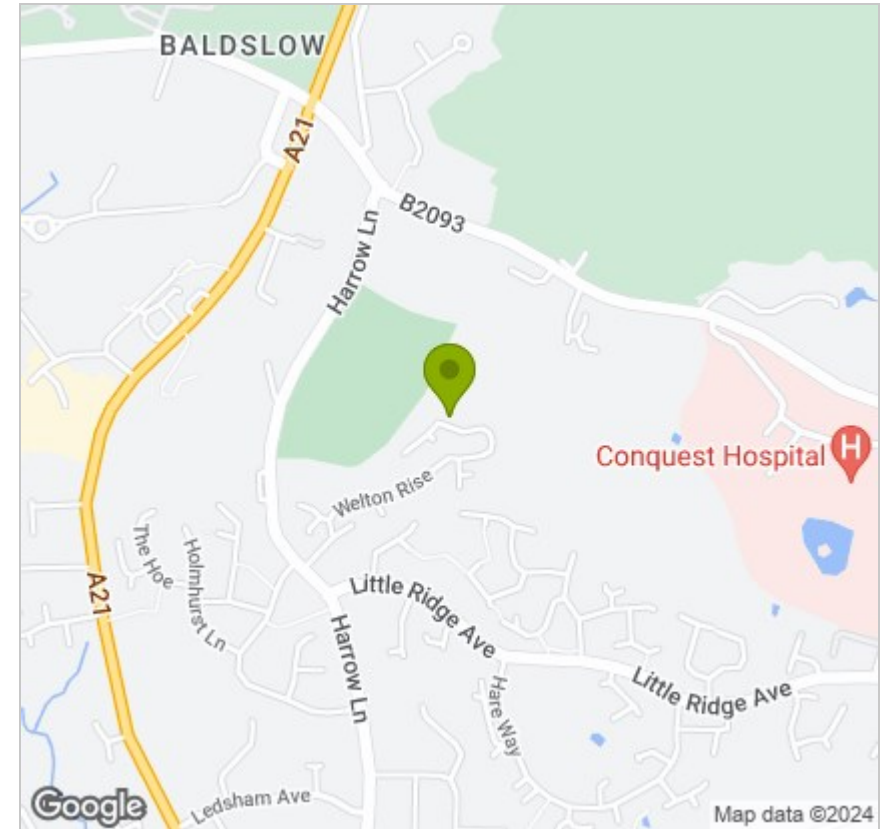


## Viewing

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

