

# Welton Rise, St Leonards TN37 7RS

This two-bedroom ground-floor flat is conveniently located in a sought after area of Little Ridge, the property is situated close to Conquest Hospital, The Ridge, Local amenities and transport links.

The apartment offers two double bedrooms, with fitted mirrored wardrobes to one, a modern bathroom with full-sized bath, shower over, and heated towel rail, a fitted kitchen with integrated oven and gas hob, and a generous living/dining room.

Additional benefits include gas central heating, double glazing, a secure entry phone system, and allocated parking to the rear.

Please note:

Minimum annual household income threshold: £31,500

The minimum tenancy length is 12 Months

Available Early December 2025!





















9'5" x 8'7" (2.88m x 2.64m)

# **Living Room**

14'7" x 14'4" (4.45m x 4.39m)

## Bedroom One

11'11" x 11'1" (3.64m x 3.39m)

## Bedroom Two

11'10" x 9'0" (3.63m x 2.75m)

#### Bathroom

7'2" x 6'3" (2.19m x 1.91m)

Council Tax Band B - £1,986.55 per year







# Floor Plan

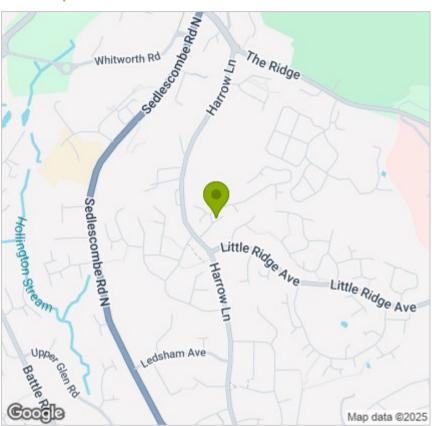


## Viewing

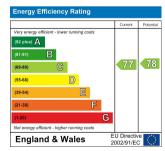
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if you wish to arrange a viewing appointment for this property or require further information.

#### Area Map



# **Energy Efficiency Graph**



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