



39 Welton Rise, St. Leonards-On-Sea, TN37 7RP

AN IMMACULATELY PRESENTED FOUR BEDROOM MODERN TOWNHOUSE, SITUATED WITHIN THIS POPULAR RESIDENTIAL CUL-DE-SAC IN ST LEONARDS CLOSE TO LOCAL PRIMARY & ACADEMY SCHOOLS, THE CONQUEST HOSPITAL AS WELL AS AMENITIES AND BUS SERVICES CONNECTING TO SURROUNDING LOCATIONS.

The property provides versatile accommodation arranged over three floors to include a reception hall with a downstairs cloakroom/w.c., a large utility room and to the first floor there is an impressive 18'10 x 13'3 living room with feature media centre and French doors leading out onto the rear garden. There is also a 17'1 x 9'11 kitchen/diner with integrated appliances, a study which could be used as a fourth bedroom and to the second floor, the main bedroom has built-in wardrobes to two sides as well as an en-suite shower room/w.c. There are two further bedrooms to the second floor and a family bathroom/w.c.

Outside, the double width driveway provides off road parking for two vehicles and leads to the integral garage which also has a rear store room/gym. The rear gardens are tiered and landscaped, being laid to patio, ideal for alfresco dining.

Further benefits include gas fired central heating, double glazing and views to the front towards the sea and Beachy Head in Eastbourne. Viewing is considered essential to appreciate this exceptional family home in such a favoured St Leonards location.

Offers in excess of £425,000

39 Welton Rise, St. Leonards-On-Sea, TN37 7RP



- Impressive Modern Town House
- Four Bedrooms, Two Bathrooms
- 17'1 x 9'11 Kitchen/Diner
- 35ft Tiered Rear Garden
- Popular Little Ridge Area
- Accommodation Over Three Floors
- Close to Schools & The Conquest
- Immaculately Presented Throughout
- Living Room with Media Centre
- Driveway, Garage & Rear Gym Room

Reception Hall

17'0 x 5'7 (5.18m x 1.70m)

Downstairs Cloakroom/W.C

Utility Room

12'11 x 8'7 (3.94m x 2.62m)

First Floor Landing

Living Room

18'10 x 13'3 (5.74m x 4.04m)

Kitchen/Diner

17'1 x 9'11 (5.21m x 3.02m)

Study/Bedroom Four

8'6 x 6'7 (2.59m x 2.01m)

Second Floor Landing

Bedroom One

16'8 x 10'10 (5.08m x 3.30m)

En-Suite Shower Room

Bedroom Two

13'2 x 8'9 (4.01m x 2.67m)

Bedroom Three

9'10 x 9'10 (3.00m x 3.00m)

Family Bathroom/W.C

6'9 x 5'6 (2.06m x 1.68m)

Outside

Driveway

Integral Garage

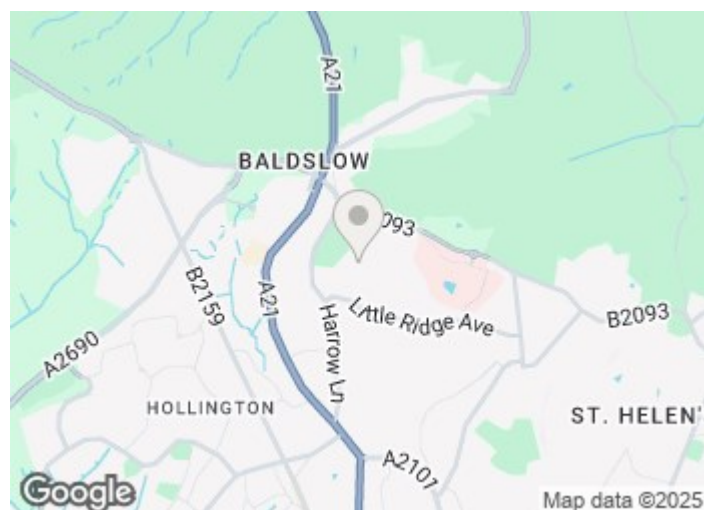
19'3 x 9'3 (5.87m x 2.82m)

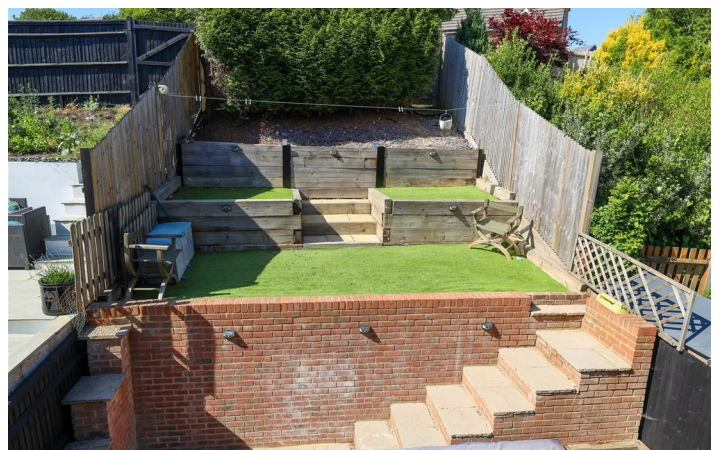
Rear Store Room/Gym

12'0 x 9'3 (3.66m x 2.82m)

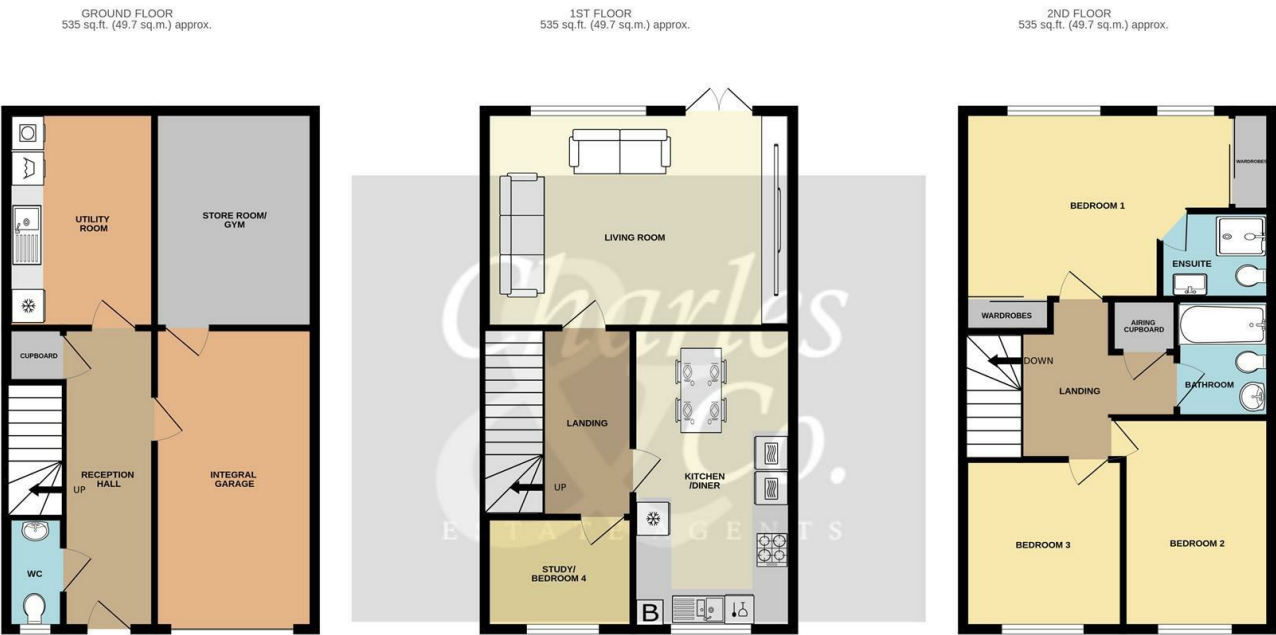
Rear Garden

35'0 (10.67m)





Floor Plan



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		