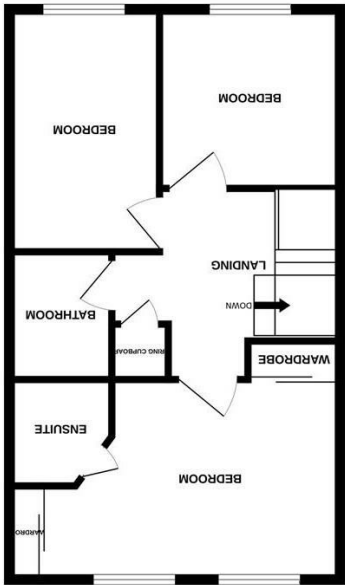




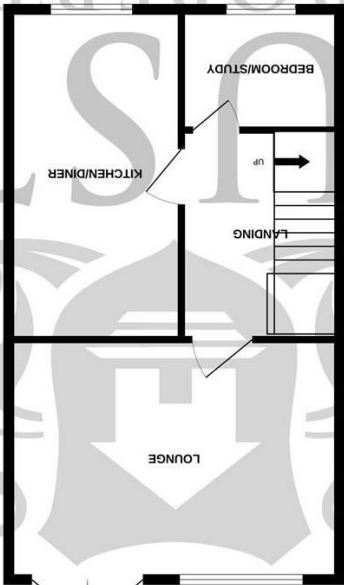
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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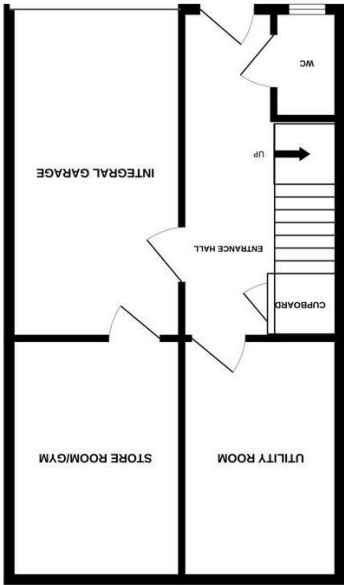
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	78	89
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



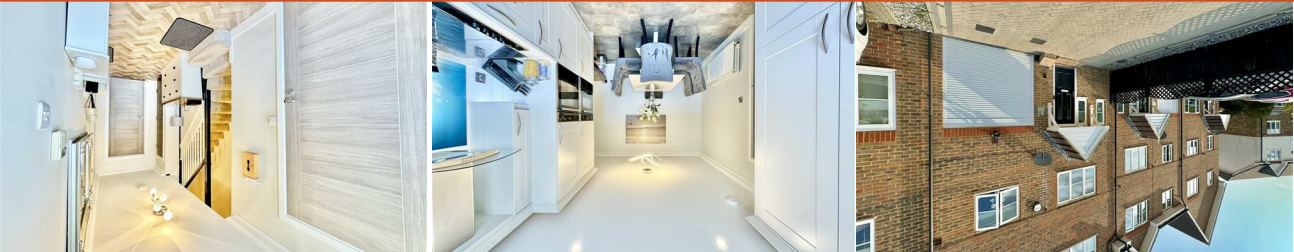
2ND FLOOR



1ST FLOOR



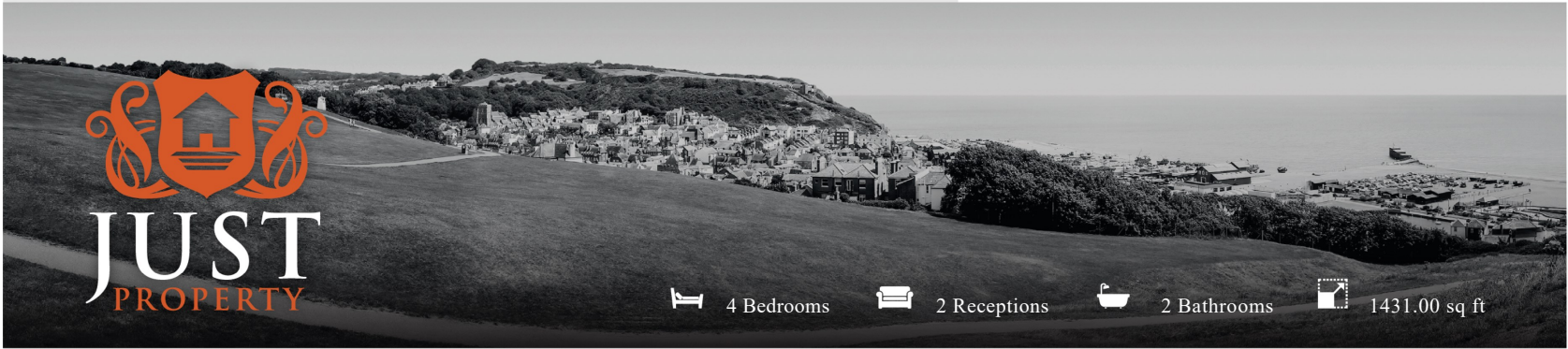
GROUND FLOOR



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

FLOORPLANS

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1431.00 sq ft

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

Freehold

£419,950





Freehold

£419,950

4 Bedrooms 2 Receptions 2 Bathrooms 1431.00 sq ft

PROPERTY DETAILS

Located in a quiet cul-de-sac within a sought-after St Leonards neighbourhood, this beautifully presented four-bedroom townhouse offers generous and flexible accommodation, ideal for modern family living. Perfectly positioned close to highly regarded primary and academy schools, the Conquest Hospital, local amenities, and excellent transport links, this home combines convenience with comfort.

Spread over three well-planned floors, the property features a welcoming entrance hall with a cloakroom/WC and a spacious utility room on the ground floor. The first floor boasts a bright and expansive living room complete with a bespoke media wall and French doors opening to a landscaped rear garden. A contemporary kitchen/diner with integrated appliances provides an ideal space for everyday dining and entertaining, while a versatile study offers potential as a fourth bedroom.

The top floor comprises a generous main bedroom featuring dual built-in wardrobes and a modern en-suite shower room. Two additional well-proportioned bedrooms and a stylish family bathroom complete the upper level.

Externally, the property benefits from a double-width driveway providing parking for two vehicles, leading to an integral garage with a rear section currently arranged as a gym/store room. The rear garden is attractively tiered with a patio area—perfect for relaxing or entertaining outdoors.

Additional highlights include gas central heating, double glazing throughout, and far-reaching views to the front across to the sea and Beachy Head.

Early viewing is highly recommended to fully appreciate this exceptional home in a prime residential setting. Please contact sole agents, Just Property to arrange access.



ROOM DIMENSIONS

Front Door	En-Suite Shower Room
Reception Hall 16'11" x 5'6" (5.18m x 1.70m)	Bedroom 13'1" x 8'9" (4.01m x 2.67m)
Downstairs WC	Bedroom 9'10" x 9'10" (3.00m x 3.00m)
Utility Room 12'11" x 8'7" (3.94m x 2.62m)	Family Bathroom 6'9" x 5'6" (2.06m x 1.68m)
Stairs To First Floor Landing	Rear Garden
Lounge 18'9" x 13'3" (5.74m x 4.04m)	Off-Road Parking
Kitchen/Diner 17'1" x 9'10" (5.21m x 3.02m)	Integral Garage 19'3" x 9'3" (5.87m x 2.82m)
Study/Bedroom 8'5" x 6'7" (2.59m x 2.01m)	Rear Store Room/Gym 12'0" x 9'3" (3.66m x 2.82m)
Stairs To Second Floor Landing	
Bedroom 16'8" x 11'5" (5.09m x 3.50m)	

FEATURES

- Wonderfully Presented Family Home
- Four Spacious Bedrooms
- Excellent Cul-De-Sac Location
- Double Width Drive & Integral Garage
- 35ft Tiered Garden
- Nearby Highly Regarded Local Schooling & Local Amenities
- Accommodation Spanning Three Floors
- Modern Townhouse
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band D



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.