

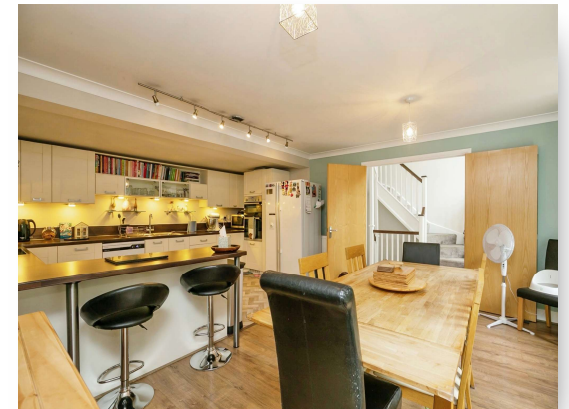


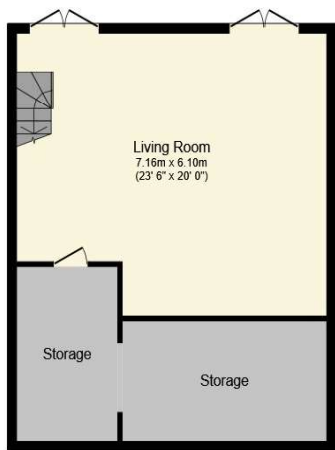
**Helmsman Rise, St. Leonards-On-Sea TN38 8BQ**

**welcome to**

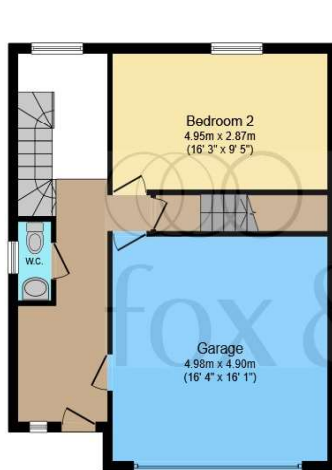
**Helmsman Rise, St. Leonards-On-Sea**

GUIDE PRICE \*\*£525,000 - £550,000\*\* A stunning five-bedroom detached house spread over four floors in a prime area. It features a driveway, double garage, large lounge, open-plan kitchen/dining, utility room, two cloakrooms, a master with ensuite, a decked balcony, and a well-kept garden. Convenient





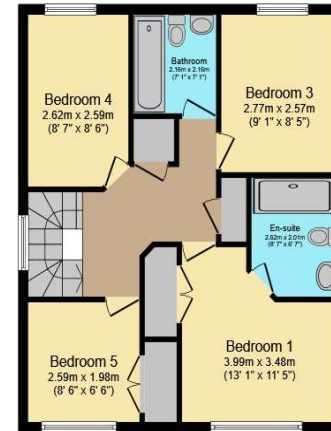
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

**Lounge**

23' 6" x 20' ( 7.16m x 6.10m )

**Bedroom Two**

16' x 9' 5" ( 4.88m x 2.87m )

**Garage**

16' 4" x 16' 1" ( 4.98m x 4.90m )

**Cloakroom**

**Kitchen/Dining Room**

20' x 15' 3" ( 6.10m x 4.65m )

**Utility**

8' 1" x 6' ( 2.46m x 1.83m )

**Cloakroom**

**Bedroom One**

13' 1" x 11' 5" ( 3.99m x 3.48m )

**En-Suite**

**Bedroom Three**

9' 1" x 8' 5" ( 2.77m x 2.57m )

**Bedroom Four**

8' 7" x 8' 6" ( 2.62m x 2.59m )

**Bedroom Five**

8' 6" x 6' 6" ( 2.59m x 1.98m )

**Bathroom**

Total floor area 247.9 m<sup>2</sup> (2,668 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Helmsman Rise, St. Leonards-On-Sea**

- FIVE BEDROOMS
- DETACHED HOUSE
- LARGE DRIVEWAY
- DOUBLE GARAGE
- GARDEN

Tenure: Freehold EPC Rating: C

guide price

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS122060 - 0001

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