

**RUSH  
WITT &  
WILSON**



**4 Helmsman Rise, St. Leonards-On-Sea, East Sussex TN38 8BQ  
£350,000 Freehold**



**This stunning mid-terrace townhouse is a highly sought after location and boasting two reception rooms and three bedrooms spread over three floors, this property offers ample and versatile space for comfortable family living. The accommodation is beautifully presented, featuring a sitting room, a modern kitchen/dining room to the first floor, a versatile second reception room/occasional bedroom, and a convenient utility room and shower room on the ground floor. The three bedrooms on the second floor come with fitted wardrobes, en-suite shower room to the master bedroom and a family bathroom. One of the highlights of this property is the front-facing balcony that offers picturesque rooftop views towards Beachy Head, providing the perfect spot to unwind with a morning cup of coffee or to simply soak in the surroundings. For those who appreciate outdoor spaces, the low-maintenance rear garden is ideal for relaxing, entertaining guests and enjoying the afternoon/evening sun. The property also includes an integral garage and off-street parking, adding convenience to your everyday life. Located in a sought-after residential area with easy access to both the charming market town of Battle and the vibrant seaside town of Hastings, as well as scenic rural walks.**

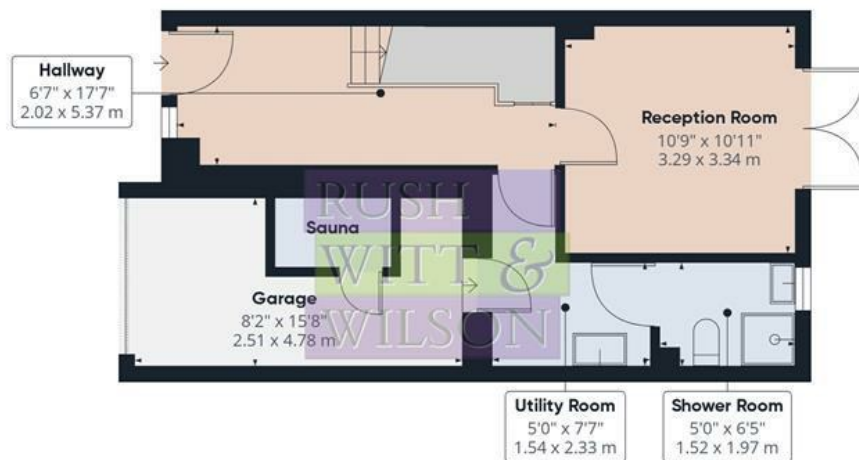












**Floor 0**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

1262 ft<sup>2</sup>

117.2 m<sup>2</sup>

**Balconies and terraces**

37 ft<sup>2</sup>

3.4 m<sup>2</sup>

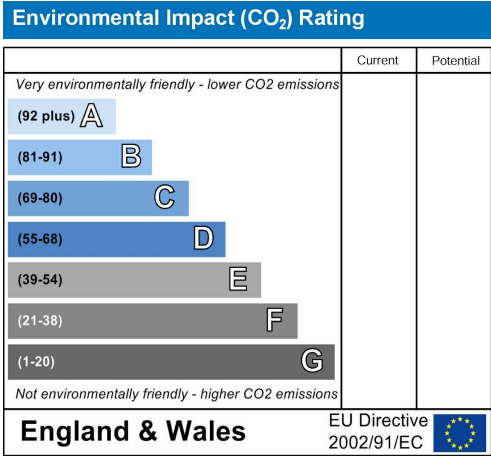
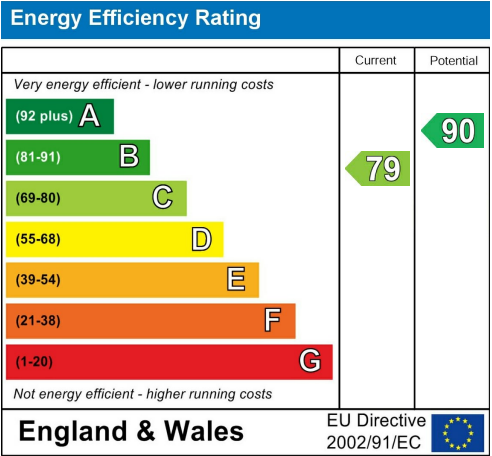
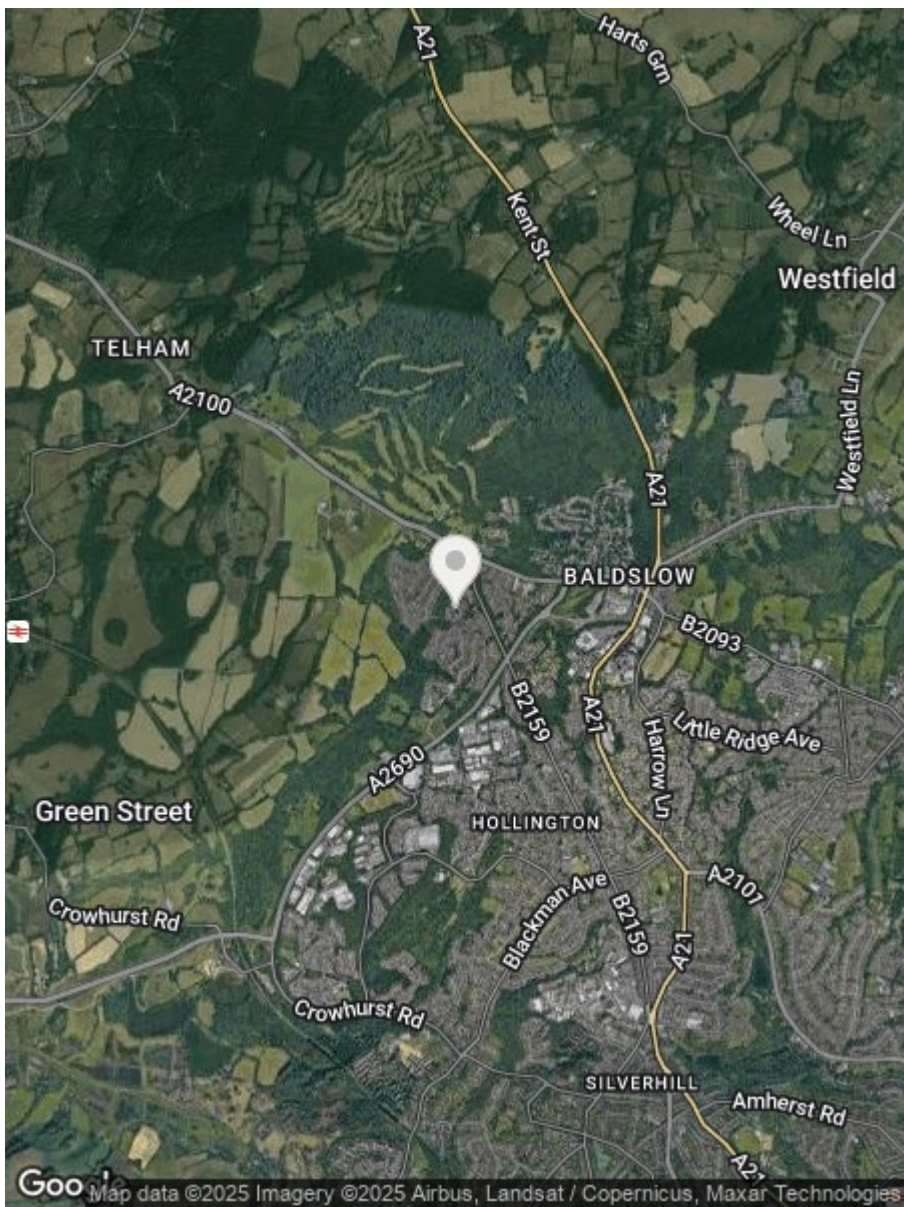
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





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