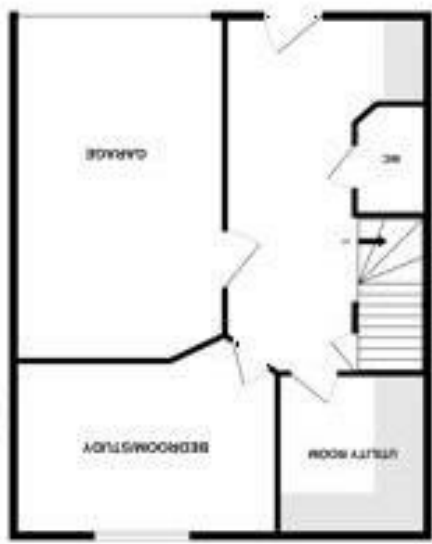
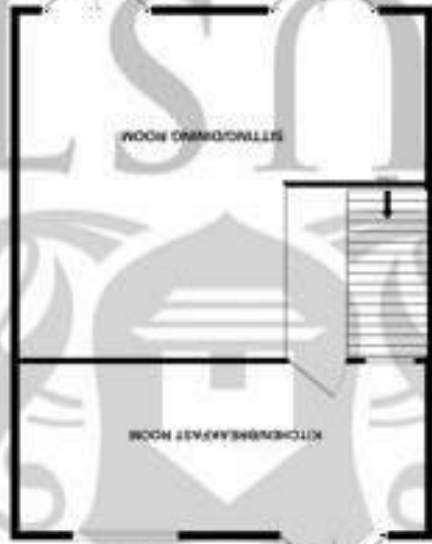




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		76
Potential		80



When every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, boundaries, rooms and any other matters are approximate and the responsibility is placed on the buyer of the property. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FLOORPLANS

17 Wittersham Rise, St. Leonards-On-Sea, TN38 9PT

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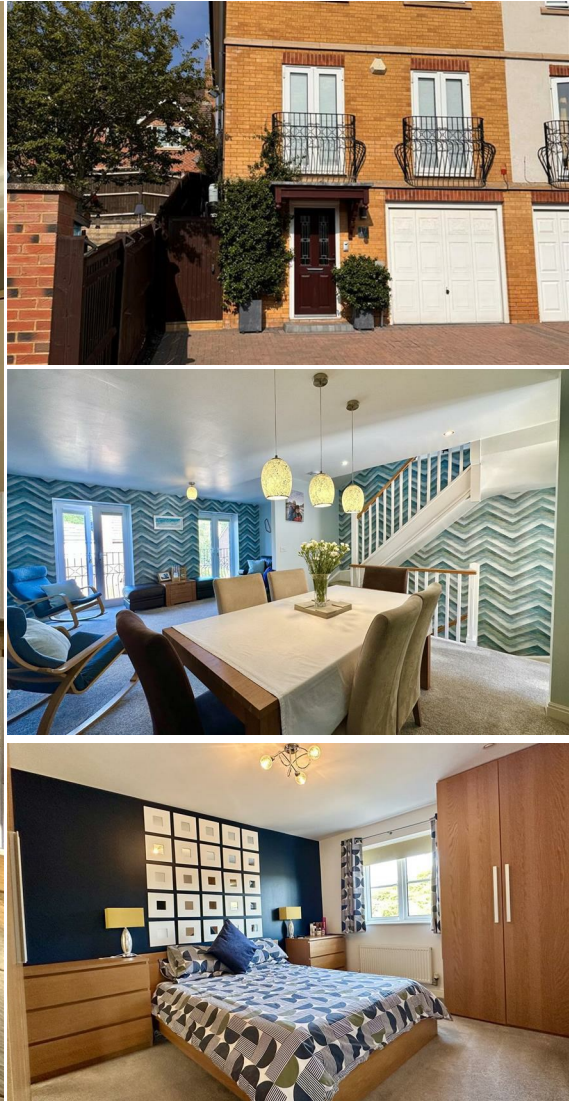


4 Bedrooms 2 Receptions 2 Bathrooms 1237.85 sq ft

17 Wittersham Rise, St. Leonards-On-Sea, TN38 9PT

Freehold

£350,000





Freehold

£350,000

4 Bedrooms 2 Receptions 2 Bathrooms 1237.85 sq ft

PROPERTY DETAILS

Located in the popular area of Wittersham Rise, St. Leonards-On-Sea, this immaculately presented townhouse offers a perfect blend of modern living and comfort. Arranged over three spacious floors, the property boasts four well-appointed bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

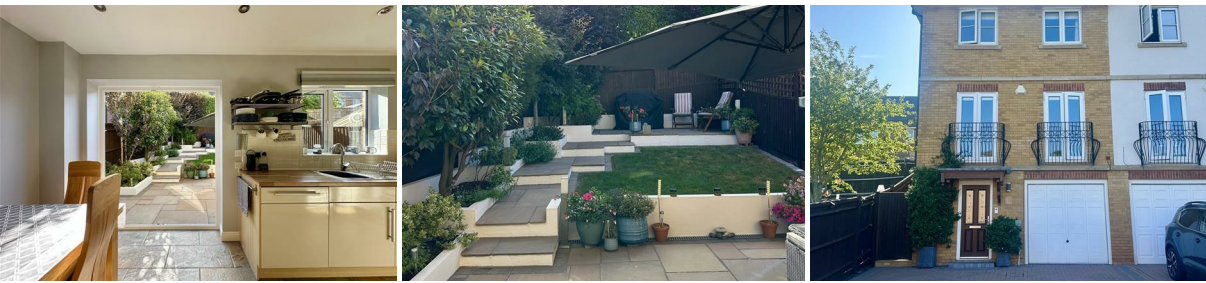
The middle floor features an open plan reception room, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you prefer a formal dining area or a cosy lounge. The property also includes a well-equipped kitchen, ensuring that culinary enthusiasts will feel right at home.

With two bathrooms, including an en-suite for the master bedroom, morning routines will be a breeze, allowing for privacy and convenience. The family bathroom is tastefully designed, catering to the needs of the household.

Parking is a significant advantage of this property, with space for up to two vehicles, complemented by a garage for additional storage or secure parking. This feature is particularly valuable in a bustling area, providing peace of mind for residents.

The townhouse is not only a beautiful home but also benefits from its location, offering easy access to local amenities, schools, and transport links. This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family home. Don't miss the chance to make this delightful townhouse your own.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all there is to offer in person.



ROOM DIMENSIONS

Off Road Parking For Two Vehicles

Garage

Property Front Door

Entrance Hallway

Downstairs W.C

Utility Room
8'4" x 6'0" (2.542 x 1.85)

Study / Bedroom Four
10'3" x 8'4" (3.149 x 2.542)

Stairs Up To First Floor

Kitchen / Breakfast Room
16'8" x 8'5" (5.100 x 2.575)

Living / Dining Room
19'8" max x 16'8" max (6.00 max x 5.100 max)

Stairs Up To Second Floor

Bedroom One
13'10" x 10'2" (4.240 x 3.12)

En-Suite

Bedroom Two
11'6" x 10'2" (3.515 x 3.120)

Bedroom Three
10'10" x 6'2" (3.320 x 1.880)

Family Bathroom

Attractive Rear Garden

FEATURES

- Four Bedroom End Of Terrace Townhouse
- Immaculately Presented Throughout
- Off Road Parking & Garage With Internal Access
- Quiet & Desirable Location
- Arranged Over Three Floors Of Generous Living Space
- En-Suite In Bedroom One & Family Bathroom
- Attractive Rear Garden With Side Access
- Call Just Property To Arrange A Viewing
- Council Tax Band - D
- Viewing Considered Essential

