

**RUSH
WITT &
WILSON**



66 Welton Rise, St. Leonards-On-Sea, TN37 7RF
Offers In Excess Of £280,000 Freehold

Nestled in the charming area of Welton Rise, this delightful three bedroom terraced house offers a wonderful opportunity for first-time buyers or those looking to invest in a property with potential. This home features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The ground floor boasts a convenient separate WC and a kitchen/diner, while the main bedroom benefits from an en-suite bathroom, providing added privacy and comfort. The upper floor presents distant glimpses of the sea, adding a touch of coastal charm to the property. This house is ripe for modernisation, allowing you to put your personal stamp on it and create a space that truly reflects your style. The property also includes parking for one vehicle, ensuring ease of access, and a garage that offers additional storage or potential for a workshop. With its prime location and ample space, this terraced house is a fantastic first purchase, offering both comfort and the opportunity to enhance its value. Don't miss the chance to make this lovely home your own in the picturesque setting of St. Leonards on Sea.







RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



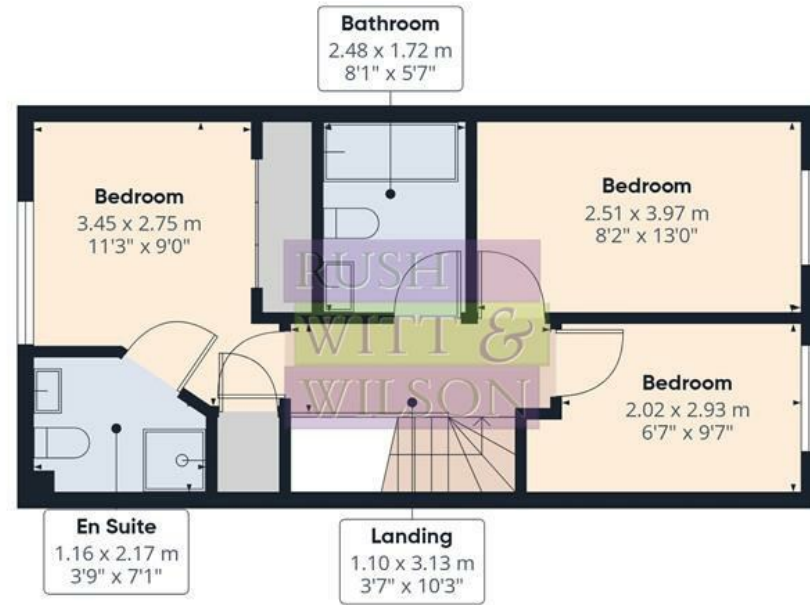
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

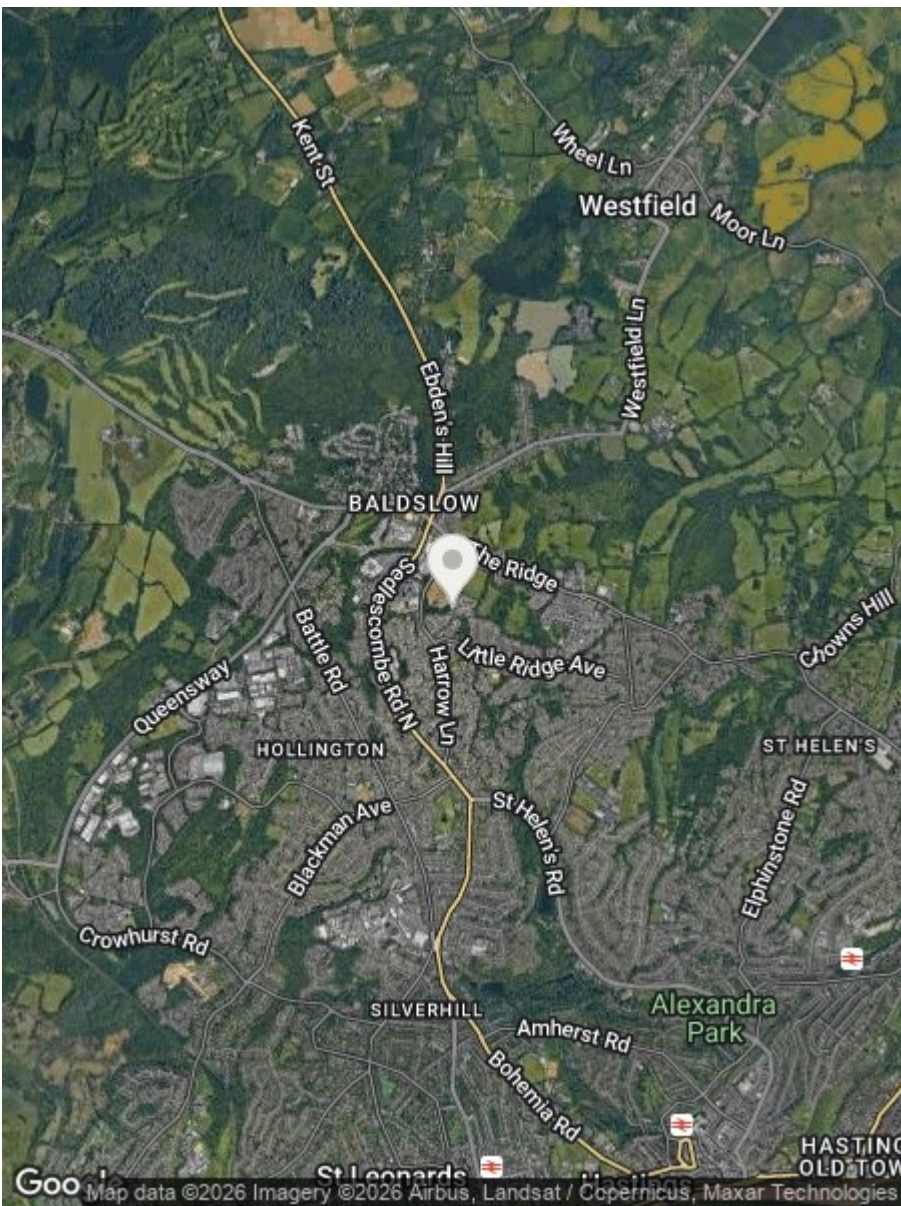
Approximate total area⁽¹⁾


93.6 m²


1007 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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		
	79	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**