



32 Helmsman Rise, St Leonards-on-Sea, East Sussex, TN38 8BQ

Immaculately Presented Two Bedroom Semi-Detached House With Conservatory, Garage & Off-Road Parking

£280,000 - Freehold









This immaculately presented two-bedroom semi-detached home is ideally positioned within a sought-after residential area of St Leonards, offering stylish, well-proportioned accommodation perfectly suited to modern living.

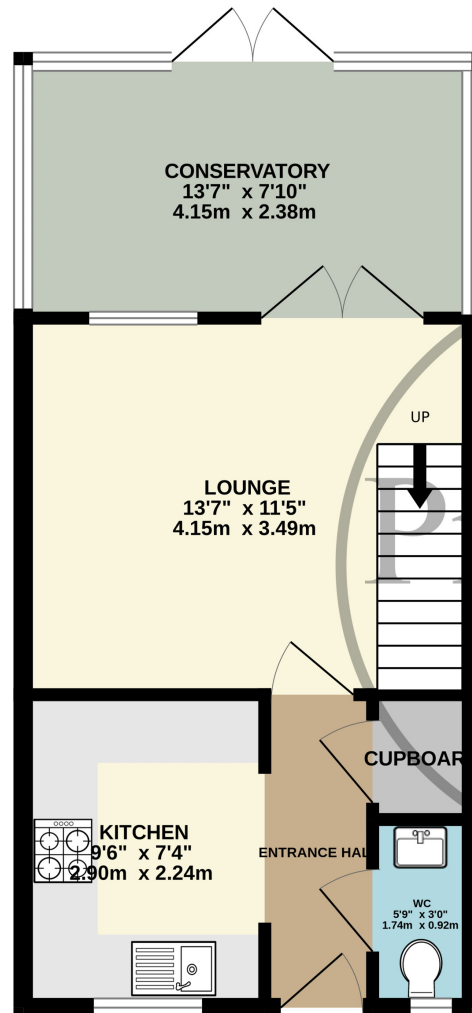
The property benefits from a single garage and off-road parking for two vehicles, while inside you are welcomed by a generous lounge, ideal for both relaxing and entertaining. The modern fitted kitchen is well equipped with an integrated oven and hob, the house flows seamlessly into a separate conservatory, which enjoys views over the rear garden and provides a bright additional living space.

Upstairs, the master bedroom is a particular highlight, featuring fitted wardrobes along with a separate walk-in wardrobe or study area, offering excellent flexibility. The second bedroom enjoys pleasant far-reaching views towards the South Downs, and the accommodation is completed by a modern fitted family bathroom. A ground floor WC adds further convenience. Outside, the property boasts a private southerly aspect rear garden with side access, perfect for enjoying the sunshine, complete with a large shed currently fitted out as a home bar, ideal for entertaining

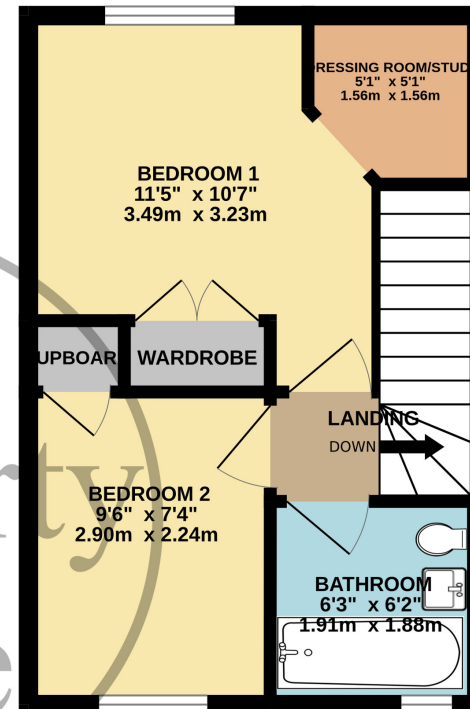
Located close to excellent schools, bus routes and Conquest Hospital, this superb home combines comfort, style and convenience. Viewing is highly recommended to fully appreciate all that this property has to offer.



**GROUND FLOOR**  
391 sq.ft. (36.3 sq.m.) approx.



**1ST FLOOR**  
285 sq.ft. (26.5 sq.m.) approx.




**TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.**

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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**Bedrooms:** 2  
**Receptions:** 2  
**Council Tax:** Band B  
**Parking Types:** Garage. Off Street.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (73)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Wide doorways.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.







Situated in an extremely sought after position of St Leonards; Tucked away in a quiet residential close but with excellent access to the A21, Battle and Queensway. St Leonards is a bustling town with a recently found assortment of mainly independently owned restaurants, bars and shops; further amenities include dentist and doctors. There are regular bus services close by with services to Hastings town centre and battle, both of which have excellent train stations with direct services to Central London.

- Two Bedroom Semi-Detached House For Sale
- Single Garage & Off-Road Parking For Two Vehicles
  - Generous Lounge
- Modern Fitted Kitchen Including Integrated Oven & Hob
- Separate Conservatory Overlooking The Garden
  - Master Bedroom Offering Separate Walk-in Wardrobe/Study & Fitted Wardrobes
  - 2nd Bedroom With Pleasant Far Reaching Views Towards South Downs
- Modern Fitted Family Bathroom
  - Ground Floor WC
- Private Southerly Aspect Rear Garden Including A Large Shed Fitted Out As A Home Bar
  - Immaculately Presented Throughout
  - Sought After Residential St Leonards Location
- Close By To Excellent Schools, Bus Routes & Conquest Hospital
  - Viewing Highly Recommended