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**25 Delaware Drive, St. Leonards-On-Sea, TN37 7TL  
Offers In The Region Of £499,950**



**Nestled in the desirable High Beech estate of St. Leonards-On-Sea, this charming detached house on Delaware Drive presents a rare opportunity for families seeking a well-appointed home. This property has been lovingly maintained by its owners since its inception, ensuring a warm and inviting atmosphere throughout. Boasting four spacious bedrooms, including a main bedroom with an en suite shower room, this home is perfect for family living. The two reception rooms provide ample space for relaxation and entertaining, allowing for both formal gatherings and casual family time. The well-designed layout ensures that every corner of the home is utilised effectively. The property features the main bathroom upstairs with a separate W/C on the lower floor, catering to the needs of a busy household. The off-road parking accommodates multiple, complemented by a garage for additional storage or vehicle protection. Step outside to discover a delightful rear garden, ideal for outdoor activities and family gatherings. The useful side garden adds extra versatility, perfect for gardening enthusiasts or as a play area for children. The location is particularly appealing, with local woodland walks just a stone's throw away, offering a serene escape into nature. This four-bedroom family home is not only well-presented but also rarely available on the market, making it a must-see for those looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this lovely property your new home.**





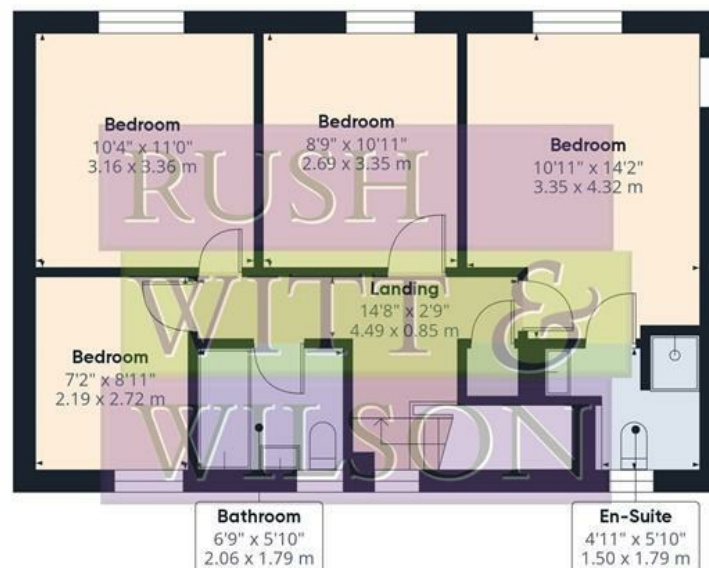








**Floor 0**



**Floor 1**

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

1364.87 ft<sup>2</sup>

126.8 m<sup>2</sup>

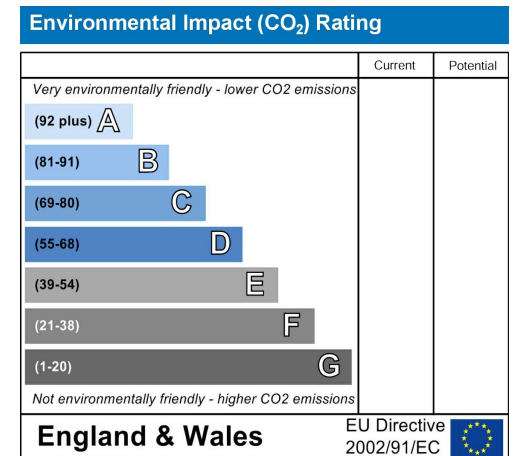
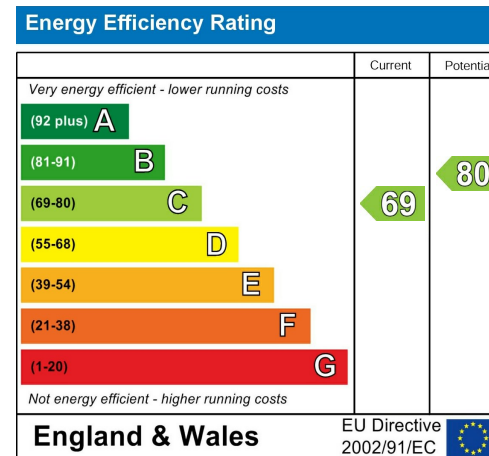
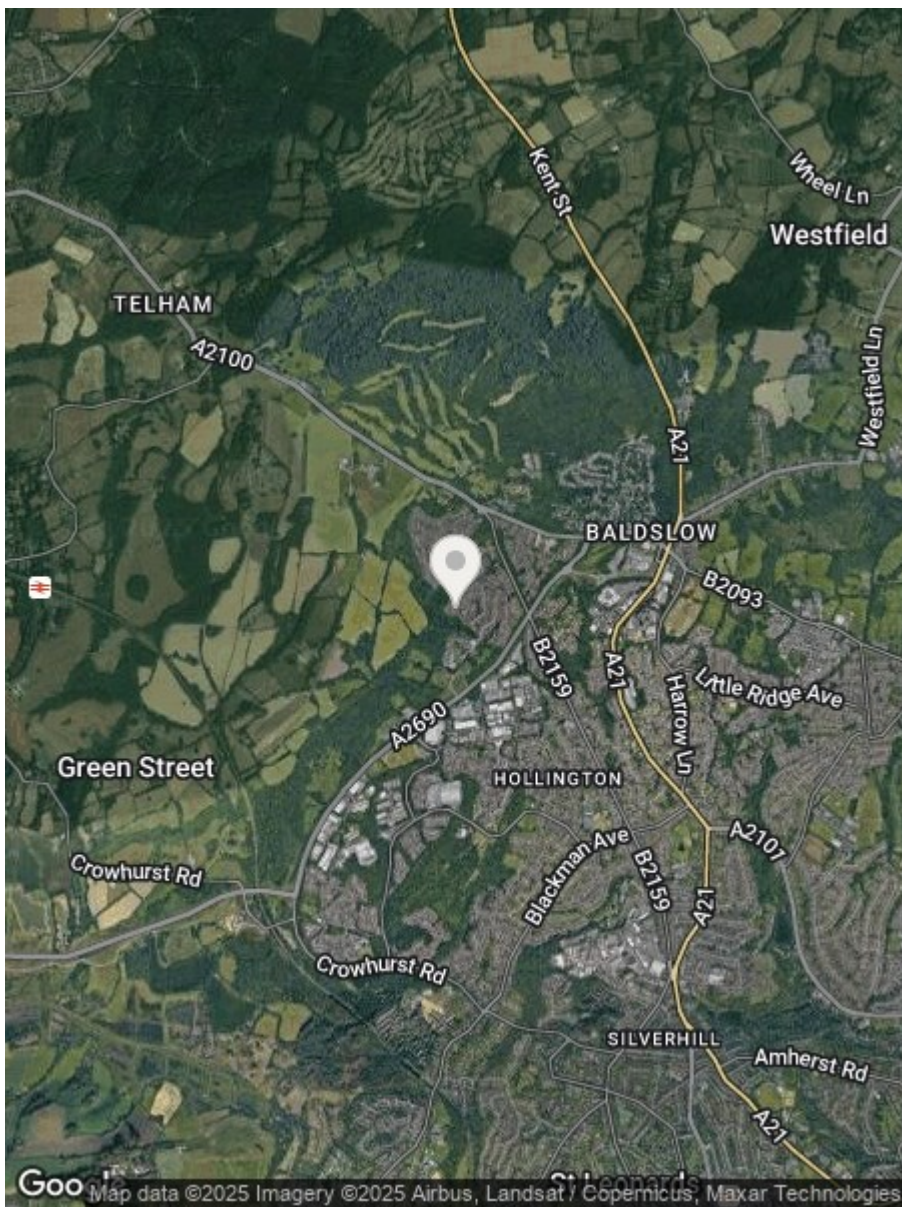
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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