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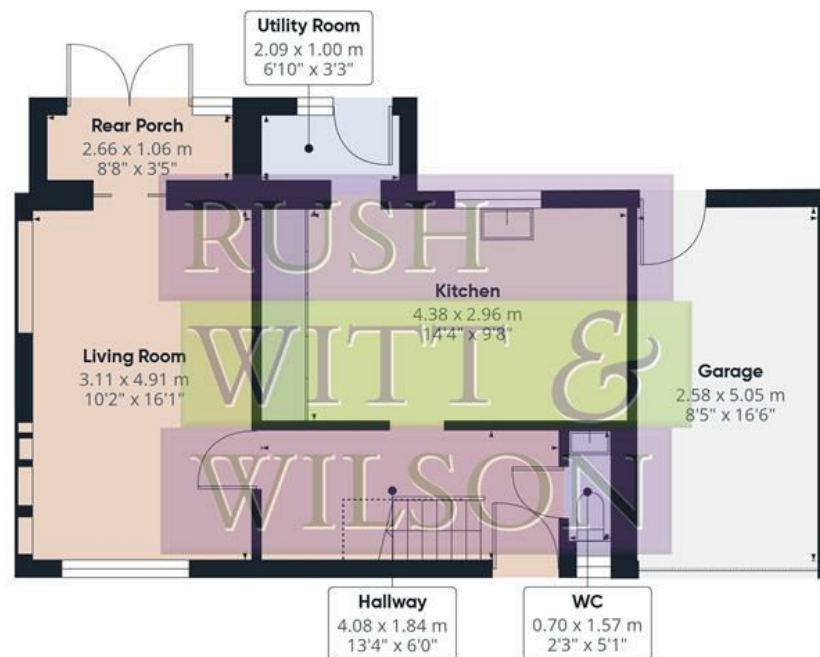
5 Beauport Home Farm Close, St. Leonards-On-Sea, TN37 7BW
Offers In Excess Of £475,000 Freehold

Nestled in the desirable area of Beauport Home Farm Close, St. Leonards-On-Sea, this modern four-bedroom detached house presents an exceptional opportunity for families and individuals alike. The property boasts a well-thought-out layout, ensuring ample space for comfortable living. Upon entering, you will be greeted by a generous lounge with feature media wall, perfect for relaxation and entertaining guests. The newly modernised kitchen, features modern fittings and provides an inviting space for family meals and gatherings. The ground floor cloakroom adds to the convenience of this home, making it ideal for busy households. One of the standout features of this property is the fantastic rear garden, offering a private outdoor retreat for gardening enthusiasts or a safe play area for children. The garden is a wonderful space to enjoy the fresh air and sunshine, perfect for summer barbecues or quiet evenings under the stars. With gas central heating and double glazing throughout, this home ensures warmth and comfort all year round. The combination of modern amenities and thoughtful design makes this property a truly appealing choice for those looking to settle in a vibrant community. In summary, this four-bedroom detached house in St. Leonards-On-Sea is a remarkable find, offering modern living in a tranquil setting. Do not miss the chance to make this delightful property your new home.

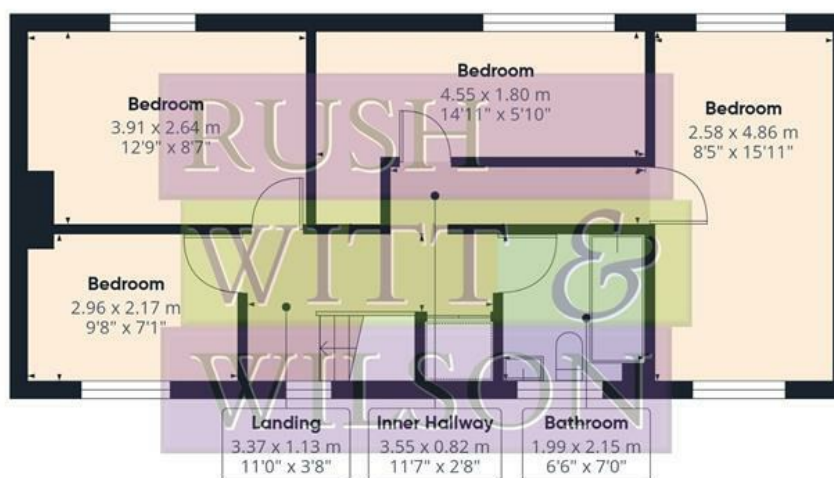








Floor 0



Floor 1

Approximate total area⁽¹⁾

108.7 m²

1170 ft²

Reduced headroom

1.4 m²

15 ft²

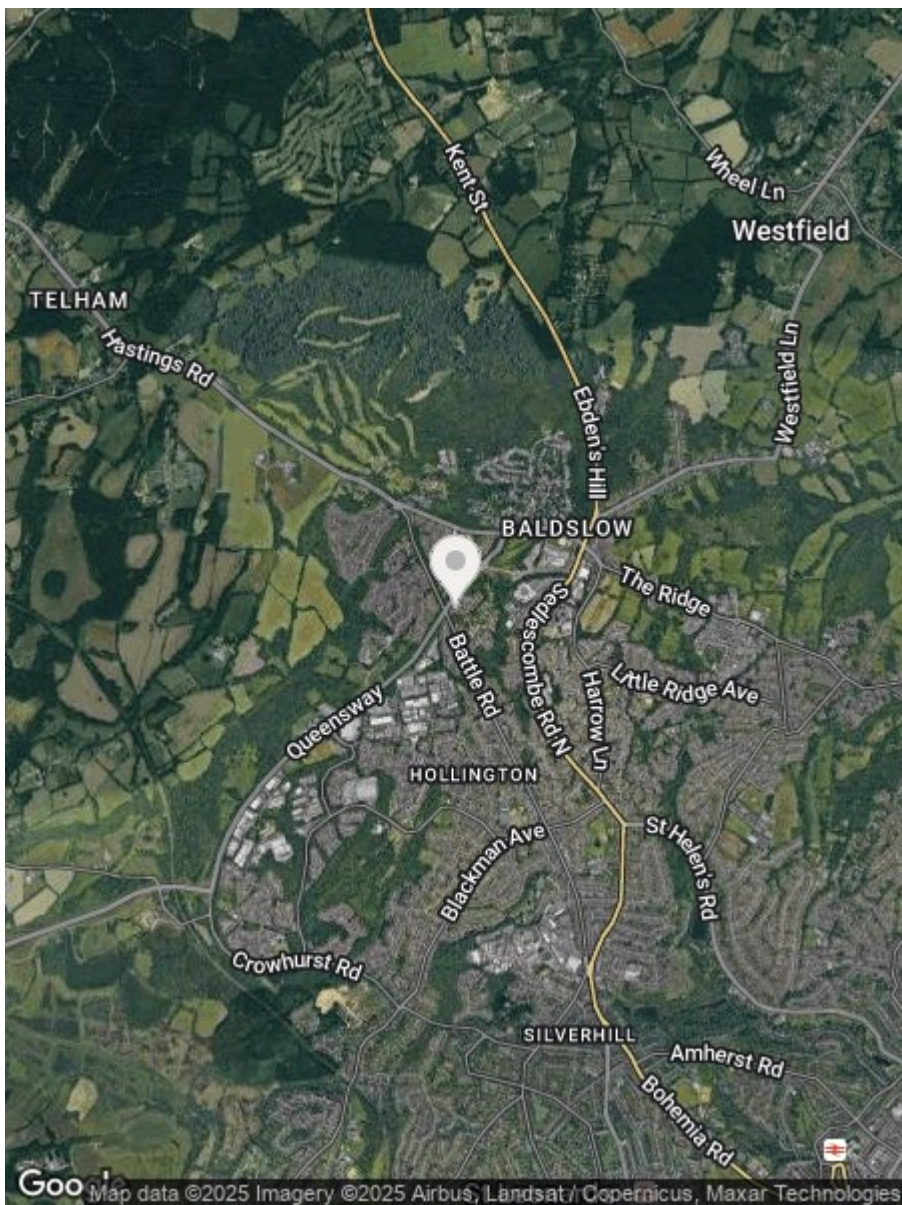
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE 360



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		
		80
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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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