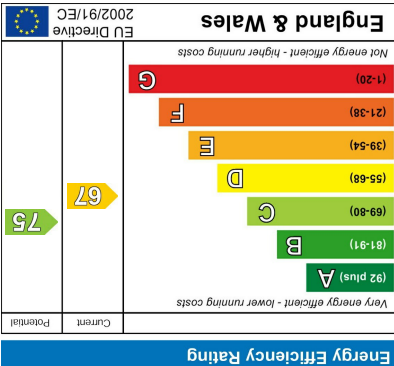
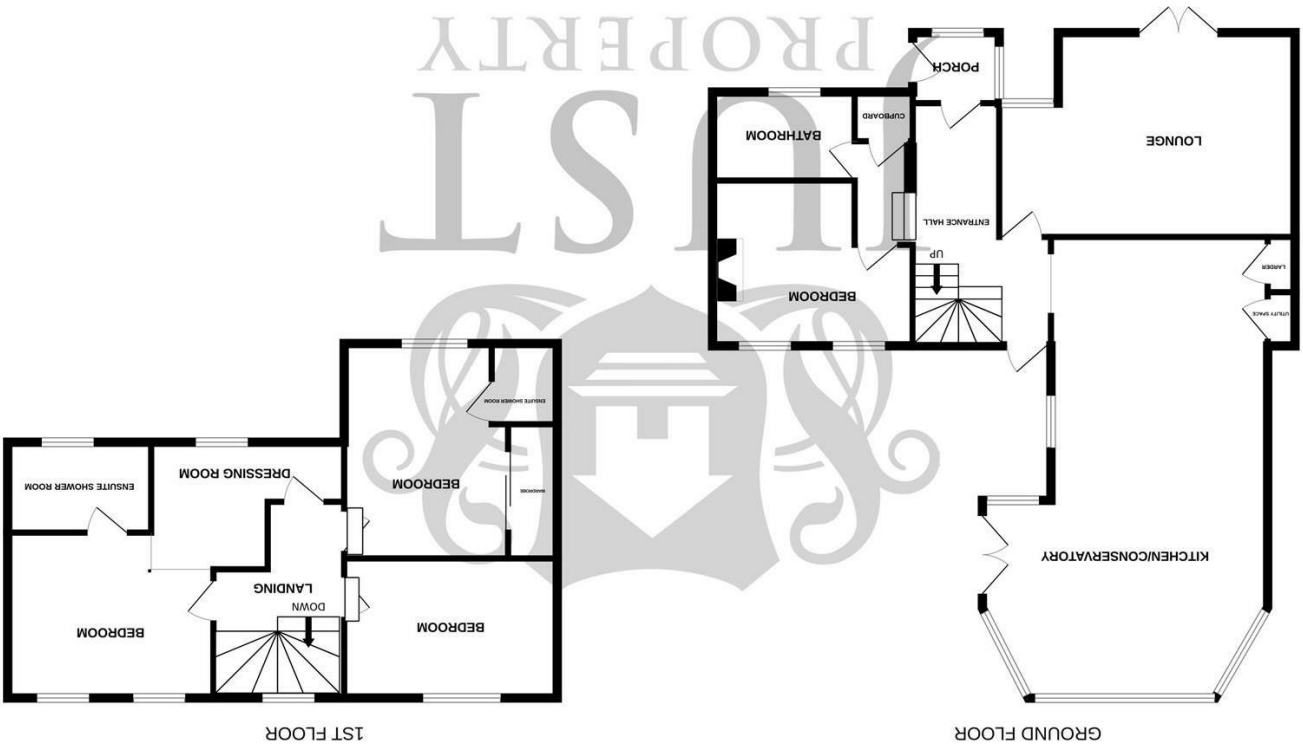




England & Wales			
EU Directive 2002/91/EC			
		Not energy efficient - higher running costs	
	G	(1-20)	
	F	(21-38)	
	E	(39-54)	
	D	(55-68)	
	C	(69-80)	
	B	(81-91)	
	A	(92 plus)	Very energy efficient - lower running costs
	Current	Potential	
	75	67	

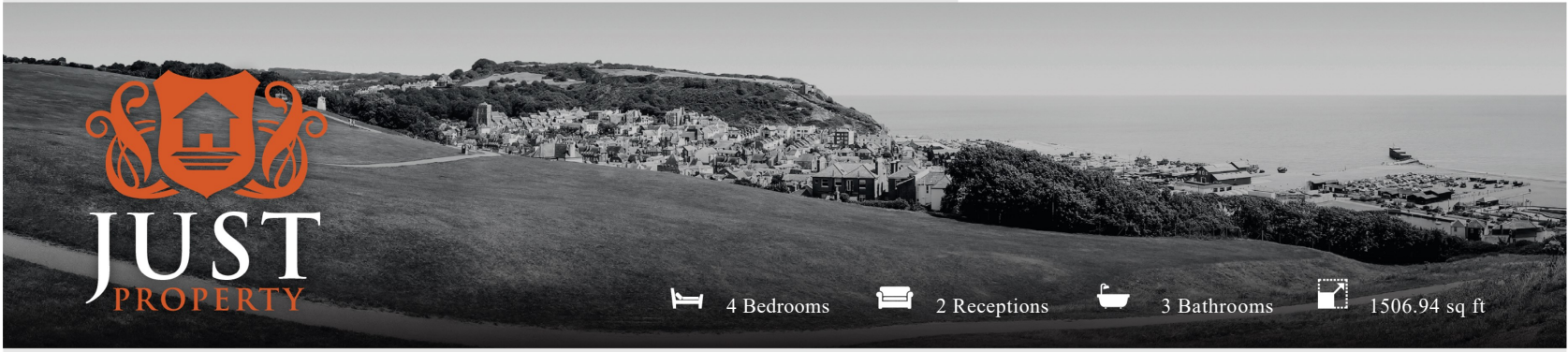


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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4 Bedrooms 2 Receptions 3 Bathrooms 1506.94 sq ft

1 High Beech Cottage High Beech Close, St Leonards On Sea, TN37 7BZ

FLOORPLANS

1 High Beech Cottage High Beech Close, St Leonards On Sea, TN37 7BZ

Freehold

£475,000





Freehold

£475,000



4 Bedrooms



2 Reception



3 Bathrooms



1506.94 sq ft

PROPERTY DETAILS

Occupying a distinguished portion of an original 1860s country farmhouse, this immaculately presented four-bedroom, two-reception room, three-bathroom family home is a rare gem in the sought-after High Beech Close, St Leonards-on-Sea.

Steeped in heritage and brimming with character, the property has been lovingly maintained and sympathetically renovated by the current owners, with no expense spared in blending timeless features with modern comforts.

Set back from the road, the home offers excellent kerb appeal with a private driveway, garage, and mature front gardens. A charming entrance porch welcomes you into the spacious entrance hall, where a beautiful winding staircase leads to the first floor.

The ground floor offers a flexible and inviting layout, starting with the elegant main lounge—an ideal space for relaxing or entertaining—featuring double patio doors that open directly to the front gardens. Also on the ground floor is a versatile sitting room with a wood-burning stove and outlook to the rear patio gardens. At the heart of the home lies the impressive open-plan kitchen/dining room and conservatory—a bright and sociable space filled with natural light and designed for modern family living. A well-appointed family bathroom completes the ground floor.

Upstairs, a generous landing gives access to three beautifully presented bedrooms. The principal bedroom boasts its own en suite shower room and walk-in dressing room, creating a luxurious private retreat. The second bedroom also benefits from its own en suite, offering comfort and privacy, while the third bedroom is a well-proportioned double—ideal for children, guests, or use as a home office.

Externally, the property continues to impress with a private rear patio—ideal for outdoor dining or relaxing—as well as access to a garage and ample off-road parking.

To truly appreciate all this exceptional home has to offer, please contact sole agents Just Property to arrange access.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	11'3" x 10'6" (3.44m x 3.21m)
Bedroom	En-Suite Shower Room
12'7" x 10'6" (3.86m x 3.22m)	9'1" x 5'9" (2.77m x 1.77m)
Family Bathroom	Dressing Room
9'0" x 6'3" (2.76m x 1.91m)	12'5" x 8'1" (3.80m x 2.47m)
Storage Cupboard	Bedroom
Lounge	13'6" x 8'0" (4.12m x 2.45m)
18'9" x 13'2" (5.72m x 4.03m)	Bedroom
Kitchen/Conservatory	13'7" x 10'6" (4.16m x 3.22m)
26'10" x 13'9" (8.19m x 4.21m)	En-Suite Shower Room
Utility Space	Front & Rear Gardens
Larder	Garage & Driveway
Stairs To First Floor Landing	

FEATURES

- Four Bedroom Semi Detached Home
- Occupying Part of 1860s Farm House
- Lovingly Cared For & Maintained By Current Owners
- Garage & Off Road Parking
- Accommodation Spanning Two Floors
- Principle Bedroom Benefitting From En-Suite & Dressing Room
- Sought-After Residential Location
- Front Gardens & Rear Patio
- Two Versatile Reception Rooms
- Council Tax Band - C

