

Plot 45, 23 Porters Close, St Leonards On Sea, TN38 9TN
£304,995 Freehold

Stylish Two-Bedroom Home Built by Bellway Homes

An excellent opportunity to acquire this beautifully presented two-bedroom modern home, built by the highly regarded Bellway Homes and finished to a high standard throughout. Offering contemporary living, energy-efficient features and the benefit of a 10-year new-build warranty, this property is ideal for first-time buyers, professionals or those seeking a low-maintenance home.

The ground floor comprises a welcoming entrance hallway, downstairs cloakroom, modern fitted kitchen with a range of wall and base units and integrated appliances. To the rear is a spacious and bright living room with direct access to the rear garden, providing an ideal space for relaxing and entertaining. On the first floor are two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A separate modern family bathroom serves the second bedroom. Outside, the property enjoys a level rear garden, ideal for outdoor dining and relaxation, together with one allocated parking space. The development further benefits from attractive communal landscaped gardens and designated children's play areas, creating a pleasant environment for residents. Additional benefits include solar panels and an energy-efficient heating system, helping to reduce running costs. An annual estate service charge is payable towards the maintenance of the communal grounds and shared facilities. Offering modern accommodation, excellent energy efficiency, allocated parking and outdoor space, this is a superb opportunity to acquire a stylish home in a popular modern development. Early viewing is highly recommended.








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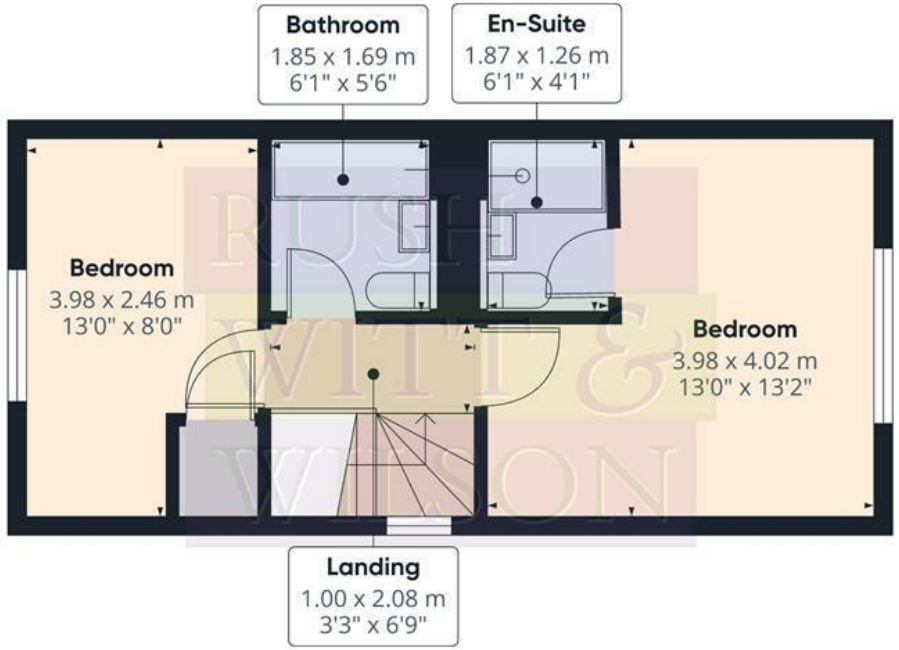

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Floor 0



Floor 1



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Approximate total area(1)

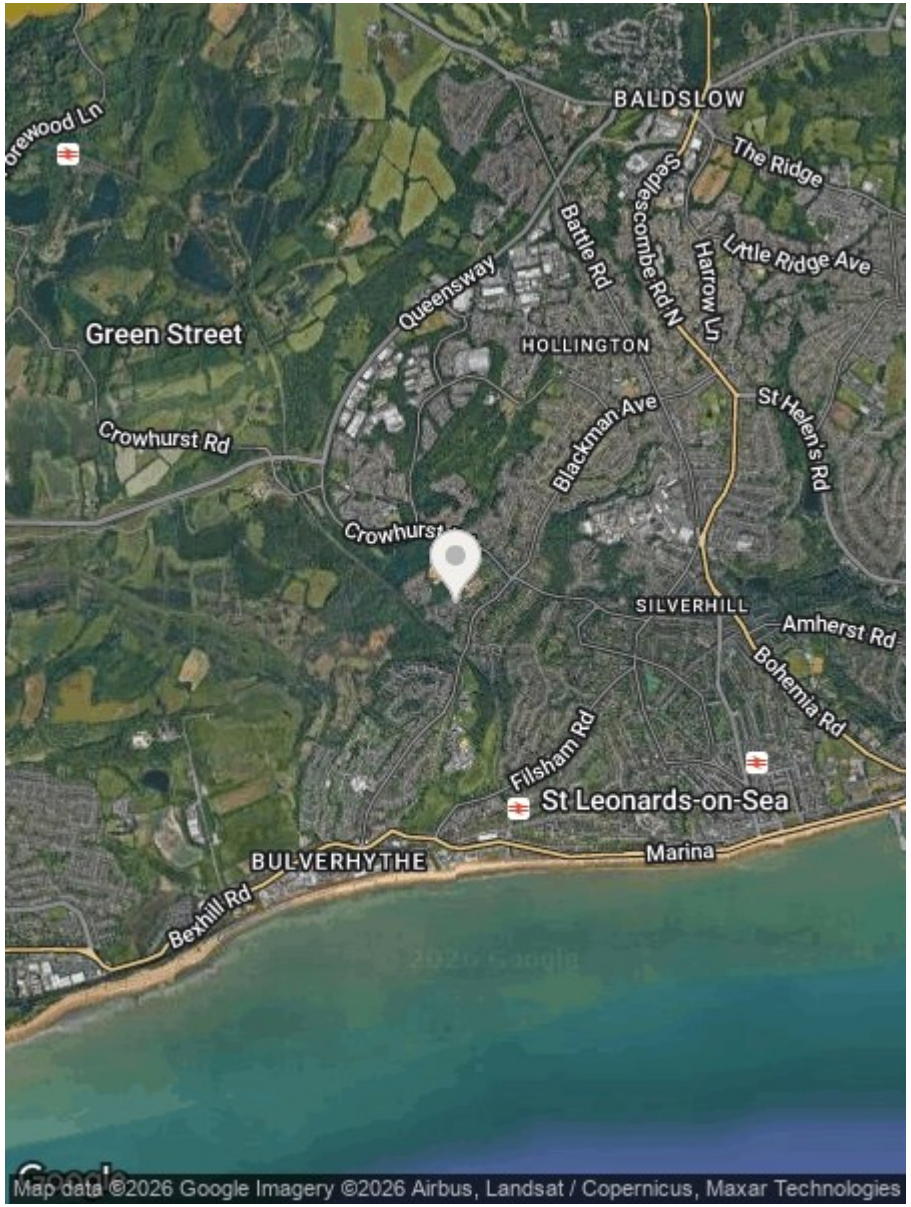
65.1 m²

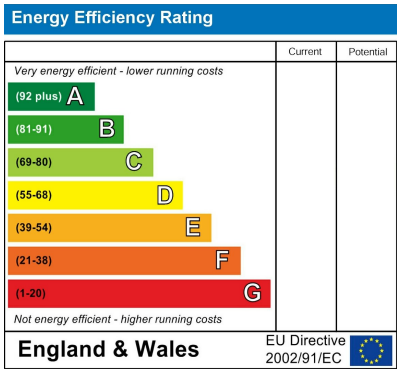
702 ft²

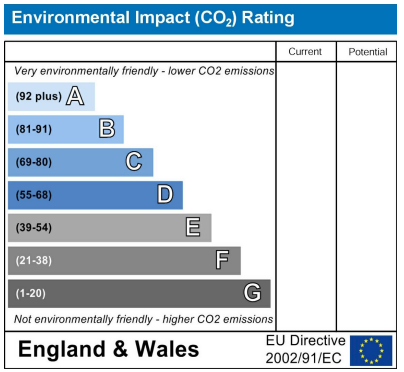
(1) Excluding balconies and terraces

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

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Council Tax Band - TBA

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:

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4. VAT: The VAT position relating to the property may change without notice.

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