



## **6 Beauport Home Farm Close, St. Leonards-On-Sea, TN37 7BW Offers In Excess Of £450,000**

An impressive and spacious detached family home, set in a highly desirable location within easy reach of both Hastings and the market town of Battle. The property is approached via a generous driveway providing off-road parking for multiple vehicles, leading to a double garage with an electric roller door. Inside, the accommodation is well-proportioned and versatile, with an entrance hall, downstairs cloakroom, a large lounge/diner with French doors opening onto the rear garden, and a further room ideal as a fifth bedroom, study or home office. There is also a superb kitchen/dining space, offering a further reception area with French doors to the garden, an archway through to the fitted kitchen with a range of wall and base units, gas hob and built-in oven. A useful utility room provides access to the garden, while a further garage conversion offers excellent additional space, ideal as a TV room, playroom or hobby room, with a courtesy door through to the garage. To the first floor are four double bedrooms, with the main bedroom benefiting from an en-suite shower room, together with a separate family bathroom. Externally, the property enjoys a large, level rear garden with views, making this an excellent family home in a sought-after setting. Properties of this size, position and versatility are rarely available for long, and early viewing is strongly recommended.

**Hallway**

6'2 x 12' (1.88m x 3.66m)

**Cloakroom/WC**

2'3 x '3 (0.69m x '0.91m)

**Living/Dining Room**

12' x 21'1 (3.66m x 6.43m)

**Dining Room**

16'10 x 8'7 (5.13m x 2.62m)

**Kitchen**

10'11 x 9'6 (3.33m x 2.90m)

**Utility Room**

8'4 xx 7' (2.54m xx 2.13m)

**Hobby/layroom**

9'3 x 16'11 (2.82m x 5.16m)

**Study/Bedroom**

7'11 x 11'9 (2.41m x 3.58m)

**First Floor****Landing**

11'10 x 4'10 (3.61m x 1.47m)

**Bedroom**

12' x 11'2 (3.66m x 3.40m)

**En-Suite**

5'9 x 4'9 (1.75m x 1.45m)

**Bedroom**

12' x 9'6 (3.66m x 2.90m)

**Bedroom**

11'1 x 9'6 (3.38m x 2.90m)

**Bedroom**

8' x 11' (2.44m x 3.35m)

**Bath/Shower Room**

8'8 x 5'5 (2.64m x 1.65m)

**Outside****Garage**

9'7 14'8 (2.92m 4.47m)

**Store Room**

7'7 x 12'7 (2.31m x 3.84m)

**Agents Note**

Council Tax Band - E

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.

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Approximate total area<sup>(1)</sup>  
161.4 m<sup>2</sup>  
1736 ft<sup>2</sup>



(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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