



6 Beauport Home Farm Close, St. Leonards-On-Sea, TN37 7BW £475,000

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or

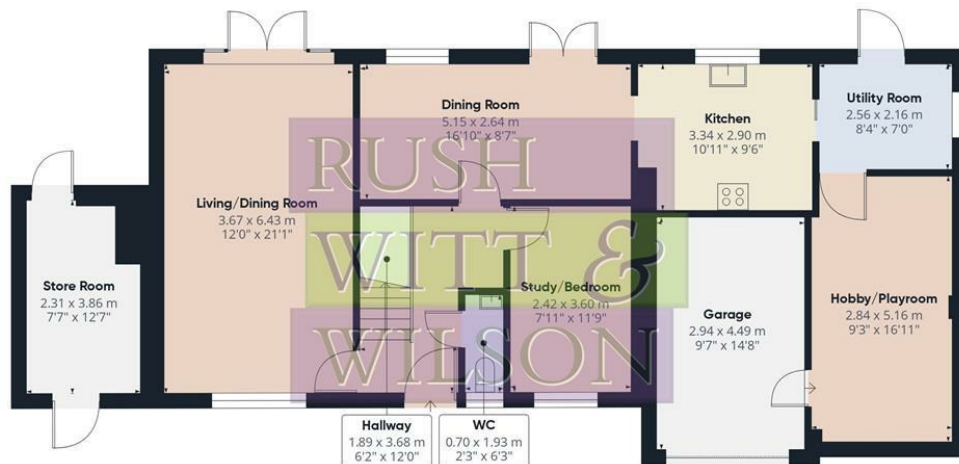
its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

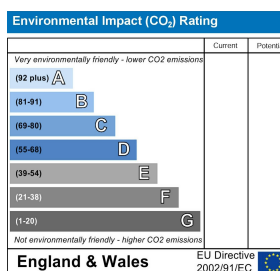
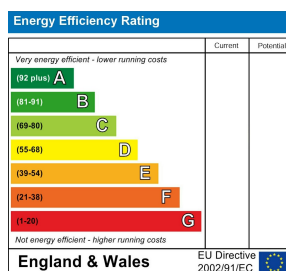


Approximate total area⁽¹⁾
161.4 m²
1736 ft²

(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.

GIRAFFE360



Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk