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**2 Beauport Home Farm Close, St Leonards-On-Sea, TN37 7BW  
£475,000 Freehold**

Welcome to the market – a fantastic opportunity to acquire this substantial four-bedroom detached family home, set within one of St Leonards' most sought-after developments. Ideally positioned on the outskirts of the town, the property enjoys convenient access to a range of local amenities, highly regarded schools, and excellent transport links to Hastings, Bexhill and Battle. Approached via a block-paved driveway providing ample off-road parking, the home also benefits from an integral garage, gas central heating and double glazing throughout. The rear garden is a particular highlight, offering a generous and relatively level layout with attractive upper and lower terraced areas, all enjoying a pleasant backdrop of mature trees. It's an ideal space for families, keen gardeners, or those who enjoy outdoor entertaining and al fresco dining. Internally, the property offers spacious and well-balanced accommodation across two floors. A welcoming porch leads into the entrance hall, giving access to a bright and impressive triple-aspect living room, a separate dining room, fitted kitchen, utility room and convenient downstairs cloakroom/wc. Upstairs, the generous landing provides excellent storage, including a large airing cupboard, and leads to the principal bedroom complete with ensuite shower room. There are three further well-proportioned bedrooms and a family bathroom featuring both a bath and separate shower. Offering an excellent combination of versatile living space, practical features and a desirable location, this is a superb family home that is perfectly suited to growing families looking for both comfort and convenience.







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**Floor 0**

**Approximate total area<sup>(1)</sup>**

180.4 m<sup>2</sup>

1941 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

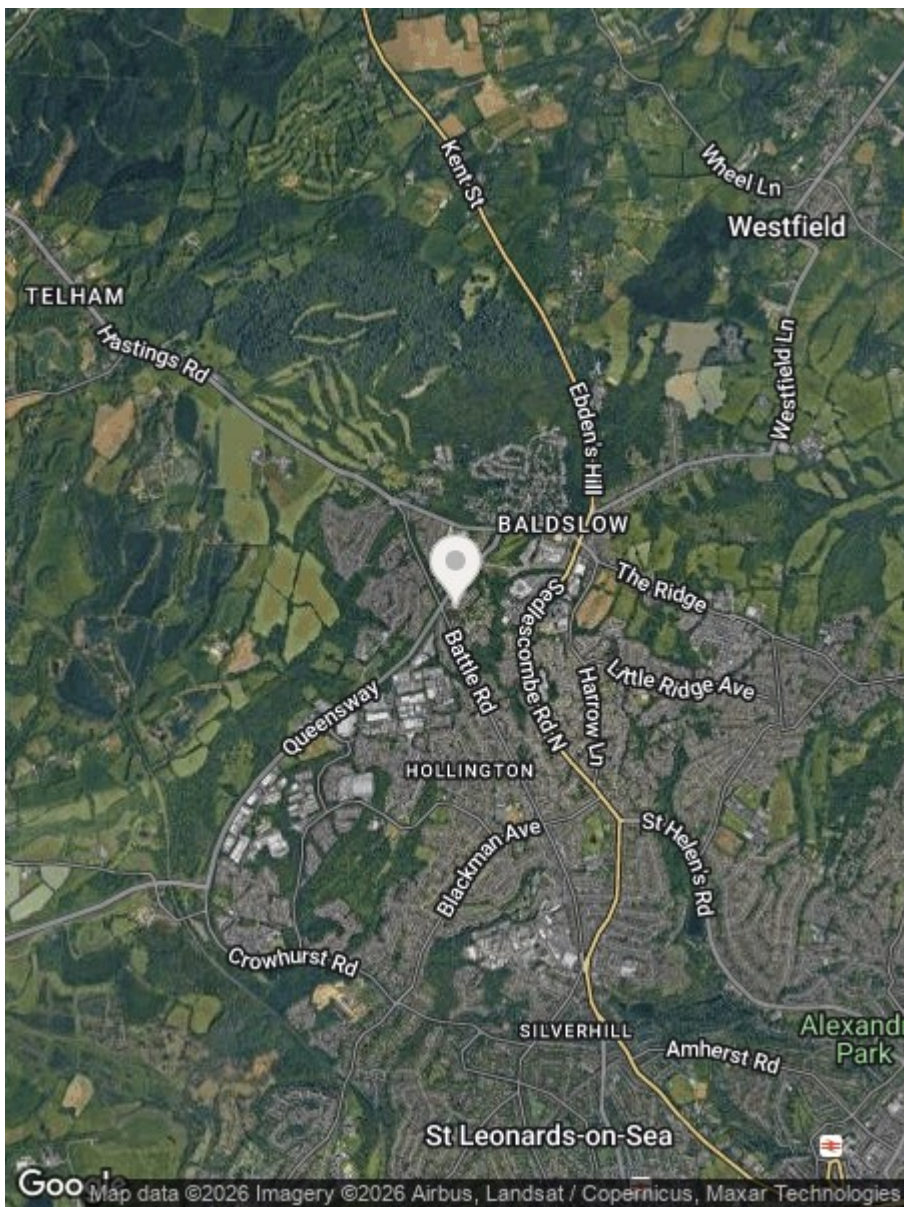
Reduced headroom


----- 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.

**GIRAFFE360**





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		
	71	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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:

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