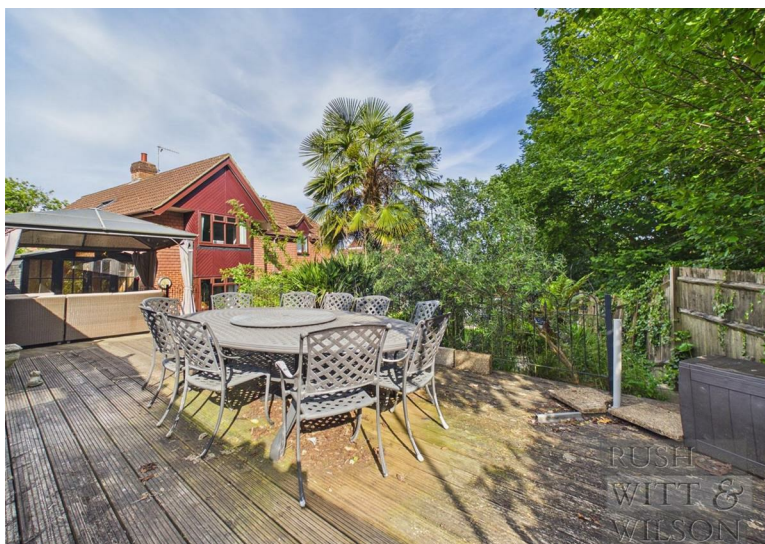


**RUSH
WITT &
WILSON**



**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 en-suite 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.









Floor 0



Floor 1

Approximate total area⁽¹⁾

180.4 m²

1941 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

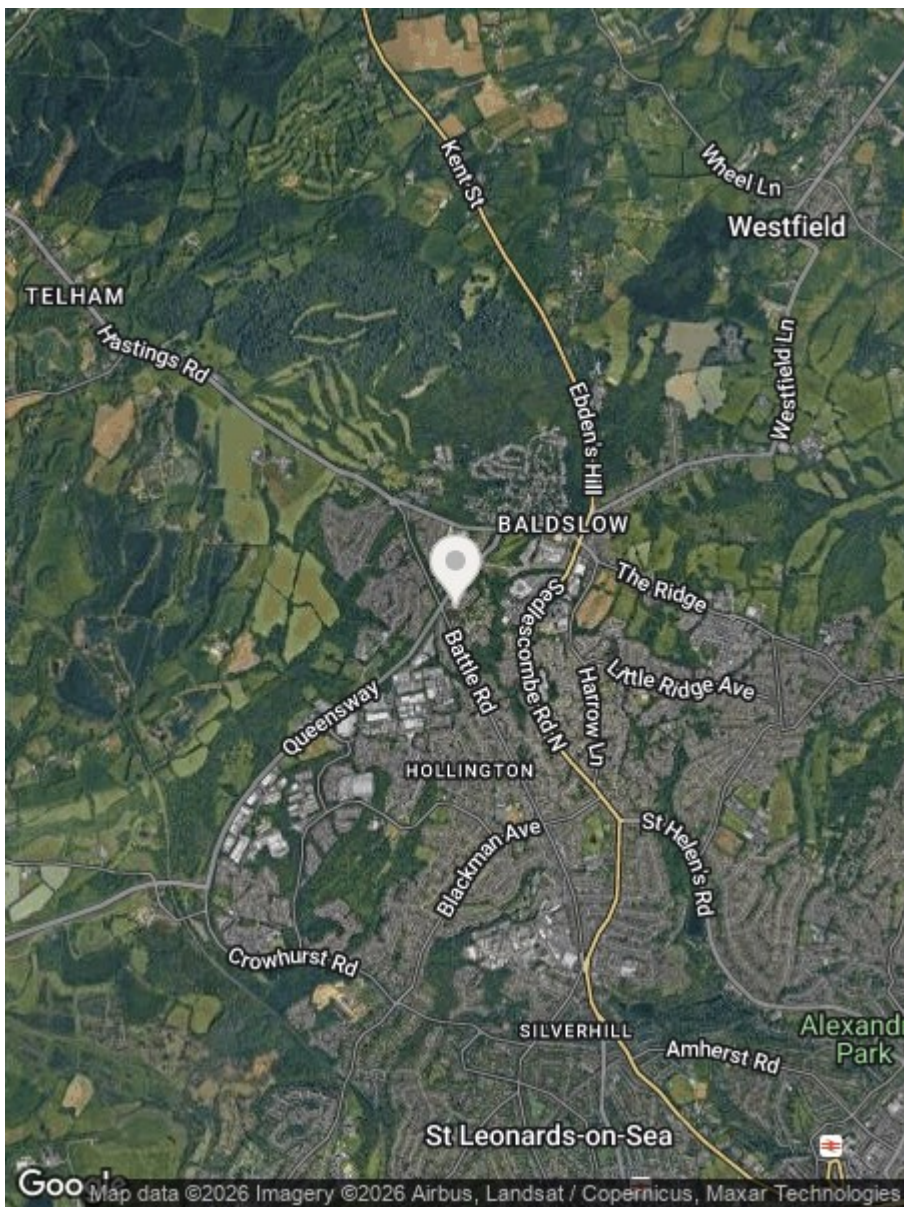
Reduced headroom

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.

GIRAFFE 360





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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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:

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).
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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>

**RUSH
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