



ESTATE AGENTS

2, Beauport Home Farm Close, St. Leonards-On-Sea, TN37 7BW

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Offers In Excess Of £485,000

PCM Estate Agents welcome to the market an opportunity to acquire this SUBSTANTIAL DETACHED FOUR BEDROOM FAMILY HOME, positioned on this incredibly sought-after development on the outskirts of St Leonards, within easy reach of local amenities including popular schooling establishments and access roads leading to nearby Hastings, Bexhill and Battle.

The property is approached via a block paved drive providing OFF ROAD PARKING, there is a GARAGE, gas central heating and double glazing. The REAR GARDEN is a lovely feature and RELATIVELY LEVEL with upper and lower terraced areas, whilst also having a lovely backdrop onto trees. There is plenty of space for families with children or the garden enthusiast, with space to entertain or eat al-fresco.

Inside, the property offers well-proportioned accommodation over two floors comprising a welcoming porch leading to an entrance hall, TRIPLE ASPECT LIVING ROOM, separate DINING ROOM, kitchen, separate UTILITY ROOM and a DOWNSTAIRS WC. To the first floor, the landing provides access to AMPLE STORAGE with a large airing cupboard, access to the MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER WELL-PROPORTIONED BEDROOMS and a family bathroom with bath and shower. This home is considered ideal for growing families, with a lovely balance of indoor and outdoor space.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING PORCH

Part brick construction with double glazed windows to front and side elevations, tiled flooring, light, further composite double glazed front door to:

ENTRANCE HALL

Engineered oak flooring, coving to ceiling, wall mounted vertical radiator, partially open plan to the dining room, stairs rising to upper floor accommodation with storage cupboard beneath.

DOWNSTAIRS WC

Continuation of the engineered oak flooring, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, coving to ceiling, radiator, ample space for hanging coats and double glazed pattern glass window to front aspect.

TRIPLE ASPECT LIVING ROOM

20' into bay x 16'2 (6.10m into bay x 4.93m)

Double glazed bay window to front, two additional double glazed windows to both side elevations, all having bespoke made to measure electronic blinds, wall lighting, ceiling lighting, coving to ceiling, television point, two double radiator, doorway to:

DINING ROOM

15'8 x 15'1 (4.78m x 4.60m)

Measurement excludes hall and stair recessed area. Double aspect with double glazed windows to side aspect, double glazed bay window to rear aspect with views onto the garden, double radiator, continuation of the engineered oak flooring, serving hatch through to:

KITCHEN

15'6 x 8' (4.72m x 2.44m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, range style seven ring gas cooker with double oven, grill and plate warmer, fitted cooker hood, space for tall fridge freezer, space and plumbing for dishwasher, inset circular sink with mixer tap and drainer, coving to ceiling, radiator, down lighting, serving hatch through to dining room, double glazed window and door to rear aspect with views and access onto the garden. Doorway to:

UTILITY ROOM

8'7 x 5'8 (2.62m x 1.73m)

Kitchen worksurface, space and plumbing for washing machine and tumble dryer, space for fridge freezer, radiator, coving to ceiling, double glazed pattern glass window to front aspect.

FIRST FLOOR LANDING

Loft hatch, radiator, down lights, storage cupboard with shelving, large airing cupboard (6'4 x 5') with immersion heater and fitted shelving.

MASTER BEDROOM

20'2 x 15'9 (6.15m x 4.80m)

Coving to ceiling, radiator, double glazed window to front aspect, door to:

EN-SUITE

Large with walk-in shower, dual flush low level wc, twin wall mounted wash hand basins with mixer taps, tiled splashbacks, heated towel rail, part tiled walls, shaving point, further built in cupboard, Velux style window to side aspect with electric mechanism to open and close.

BEDROOM

15'7 x 15'4 (4.75m x 4.67m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

15'4 narrowing to 12'9 x 8'2 (4.67m narrowing to 3.89m x 2.49m)

Wood laminate flooring, radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM

16'3 x 7'7 (4.95m x 2.31m)

Currently utilised as an office space. Wood flooring, coving to ceiling, radiator, double glazed window to rear aspect with views over the garden.

FAMILY BATHROOM

Corner walk in shower enclosure with rain style shower head and hand-held shower attachment, panelled bath with mixer tap and shower attachment, dual flush low level wc, wall mounted wash hand basin with mixer tap, heated towel rail, part tiled walls, down lights, Velux style window to side aspect with electric mechanism for opening and closing.

REAR GARDEN

Good size and laid to lawn with various seating areas, two decked patio's, stone patio, established plants, shrubs and palm tree, wooden shed, green house, access down both side elevations to the front of the house, personal door to garage. The garden is relatively level with access via steps to one of the decked patio areas or down to the other. The garden also benefits from a pleasant backdrop onto trees.

GARAGE

17' x 9'7 (5.18m x 2.92m)

Up and over door, double glazed door to garden, mezzanine floor useful for storage, boiler, water tap.

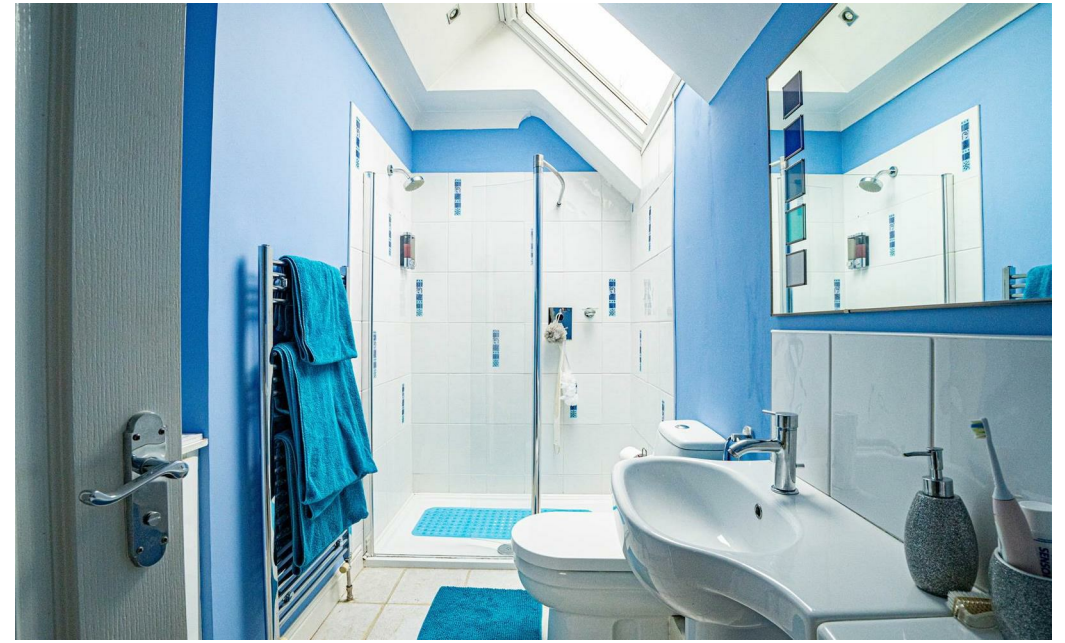
OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, EV charging point, access to garage, area of garden laid with slate, pathway to front door and wrought iron fence to front and side elevations.

Council Tax Band: E

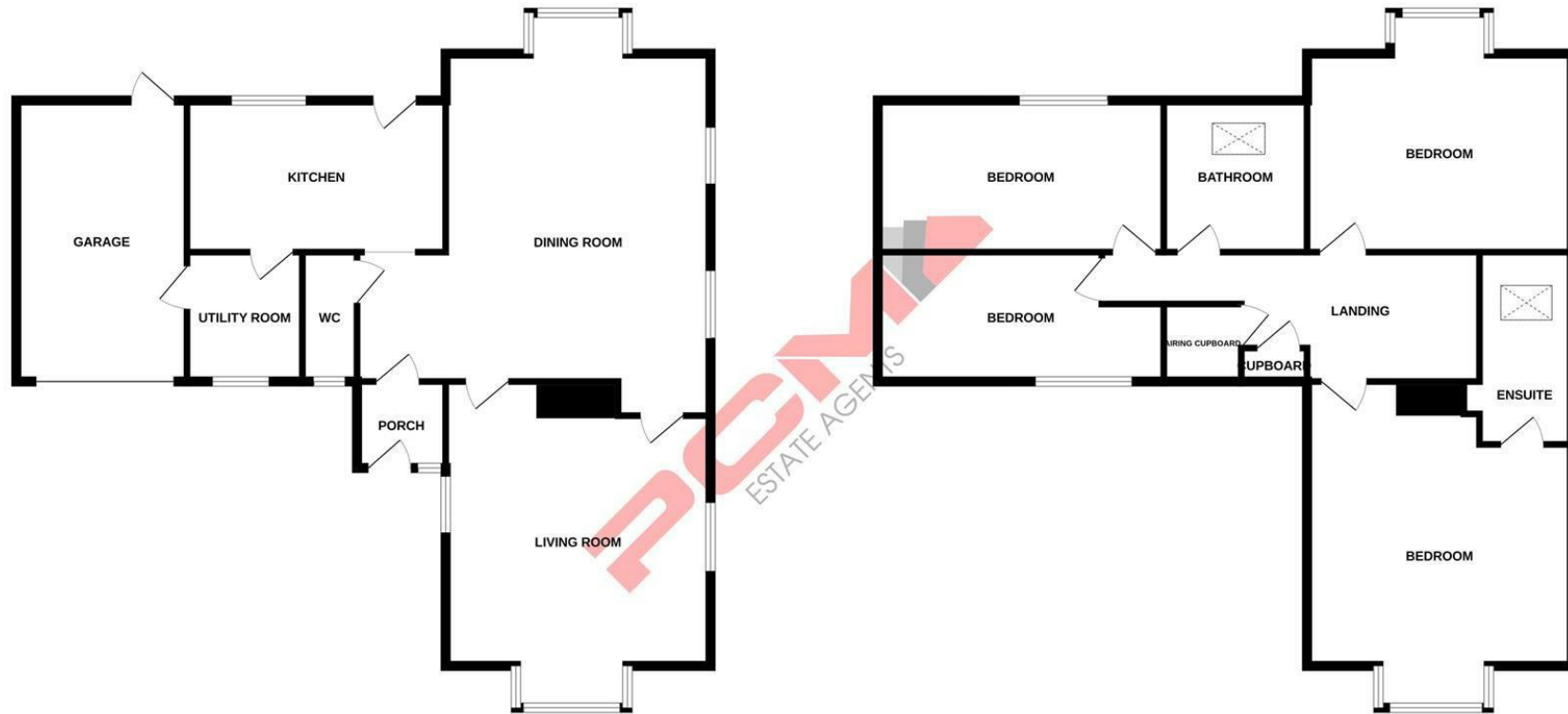




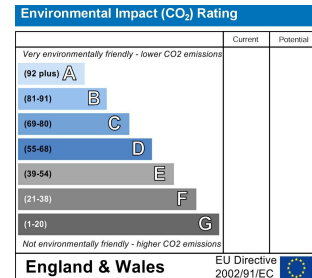
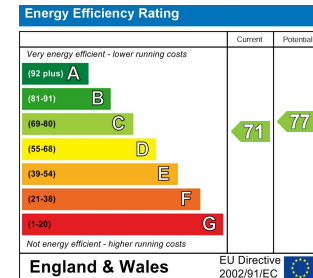


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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