



5 Beauport Gardens, St Leonards-on-Sea, East Sussex, TN37 7PQ

Immaculately Presented Five/Six Bedroom Detached House In An Exclusive Cul-De Sac Within St Leonards  
£625,000 - Freehold







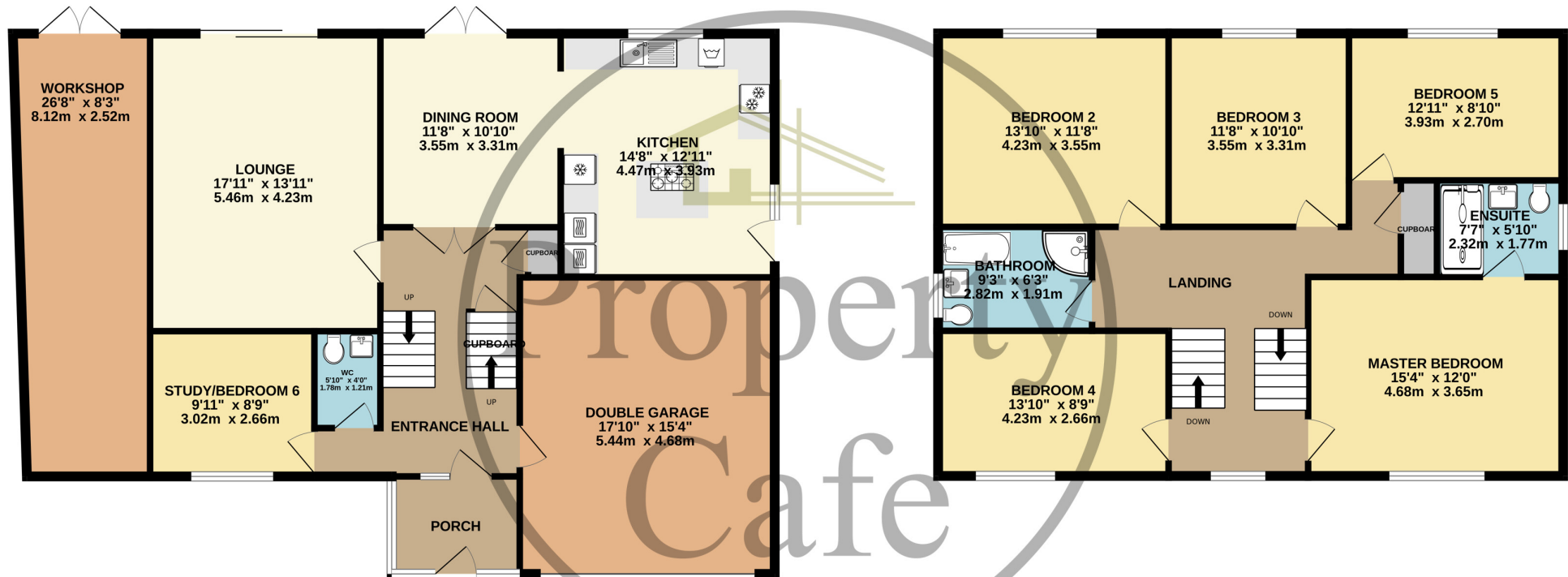
Property Cafe are delighted to present to the market this immaculately presented & substantial five/six bedroom detached family home for sale within an exclusive cul-de-sac of St Leonards offering excellent commuting access to the A21, Bexhill 'Link Road' and conquest hospital. Accommodation and benefits include; A porch leading into an airy entrance hall with split level landing; Spacious lounge offering an excellent space to relax & entertain and sliding doors leading to the garden; Modern fitted, semi open plan kitchen/diner, the kitchen boasting ample cupboard & worktop space as well as a centre island and integrated appliances including, full length fridge, freezer, washing machine, double oven, microwave and five ring gas hob; Dining room just off the kitchen linked via an archway, an ideal layout when hosting guests and with french doors onto the garden; Ground floor study/additional bedroom; Ground floor WC. Upstairs comprises of a generous master bedroom with en-suite shower room consisting of a double walk-in shower cubicle, wash basin, WC & heated towel rail; There are four further double bedrooms making this an ideal family home; Family bathroom which includes a shorter style bath, shower cubicle, wash basin & WC. Externally the property offers a large and manicured rear garden with a vast area of patio, lawn and flower beds to the edges; An extension to the original house offering whats currently used as a workshop however would also make an excellent studio/gym; Integral double garage with electric roller door and off-road parking for several cars. The house is offered for sale in excellent decorative order throughout and in neutral colour schemes, with lots of storage cupboards, gas central heated & double glazed. We recommend you view at your earliest convenience.





**GROUND FLOOR**  
1347 sq.ft. (125.1 sq.m.) approx.

**1ST FLOOR**  
1002 sq.ft. (93.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2349 sq.ft. (218.3 sq.m.) approx.**

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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**Bedrooms:** 5  
**Receptions:** 3  
**Council Tax:** Band F  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.







Situated in an extremely sought after position of St Leonards; Tucked away in a quiet residential close but with excellent access to the conquest hospital, A21, Battle and Bexhill. St Leonards is a bustling seaside town with a recently found assortment of mainly independently owned restaurants, bars and shops; Further amenities include dentist and doctors. There are regular bus services close by with services to Hastings town centre and battle, both of which have excellent train stations with direct services to Central London.

- Exclusive 5/6 Bedroom Detached House For Sale
- Generous Rear Garden With A Vast Patio & Flat Area Of Lawn
  - Modern Fitted Kitchen With Integrated Appliances
    - Ground Floor Bedroom/Study
    - Master Bedroom With En-Suite
- Modern Fitted Family Bathroom
- Integral Double Garage With Electric Roller Door
  - Additional Workshop/Studio/Gym
- Sought After Residential Position In A Prime Location Of St Leonards For Commuters
  - Viewing Highly Recommended