



Beech View

Campkin Gardens | St Leonards-On-Sea | East Sussex | TN37 7FD

FINE & COUNTRY



Seller Insight

“This large and very attractive Scandia-Hus, which was beautifully designed and built in 2005, enjoys a superb location on the edge of the popular seaside town of St Leonards-on-Sea. “We were searching for a new home for quite some time before we happened upon this one, and it was actually my daughter who found it,” says the owner. “She knew I liked design and the build quality of the Scandia-Hus, so when she noticed this one for sale in an estate agent’s window she contacted me immediately. I arranged a viewing, and before I’d even set foot inside I said ‘I’ll have it’. I’d viewed one once before and I’d always longed to own one. They are triple glazed, have under-floor heating, so they are very warm and economical to run, and the interiors have clean lines and a very modern feel. They are just lovely homes to live in.”

“The house was only two years old when we purchased it, so it was in excellent condition throughout; however over the years we’ve done a few things here and there just to enhance it further. We’ve installed solar panels, so it’s now even more economical to run; we also changed some of the bathroom furniture in order to add a bit more storage space and we put a lovely fireplace in the main living room as it was crying out for a focal point. Apart from that we haven’t needed to do a thing.”

“The garden was a real blank canvas when we came here, so over the years we’ve done a lot to transform it into a space with lots of colour and interest,” continues the owner. “We’ve added a lovely decked seating area, and flowerbeds that are really pretty during the spring and summer. The garden is a generous size and very peaceful and private, so it’s a feature of the house that we’ve really enjoyed during our time here.”

“I’d say that the lounge is probably my favourite room in the house, and the one that I tend to gravitate to,” says the owner. “It’s generously proportioned, but it has a very cosy feel, and the big picture window brings in a lovely view of the garden.”

“We’re situated right on the edge of town, so really we’ve been able to enjoy the best of both worlds,” says the owner. “In one direction we have mile upon mile of really gorgeous open countryside, and in the other we have the beach. In terms of shops and amenities, we obviously have St Leonards just a short drive away, but I love to head into Battle, which has some pretty little shops and a thriving community. Everything is within easy reach.”

“Between the lounge and dining room there are double doors that fold back flush to the wall,” says the owner. “It’s wonderful when we’re entertaining because we can push them back and create a lovely big open-plan space.”

“I’ve reached an age when I really need to live in a bungalow, but I’ll be terribly sad to leave this beautiful home because I’ve been so happy here,” says the owner. “The house and location in my mind are just perfect.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

Beech View

Situated at the end of the private gated road is a collection of just three Scandinavian designed 'Scandia Hus' properties. This home is built to be energy efficient with underfloor heating and triple glazed windows and also benefits from great insulation and solar panels to the house and garage. The home itself is wonderfully light and bright with big picture windows in all rooms allowing as much natural light in as possible. The entrance hall and all of the downstairs doorways are wide, allowing for any mobility issues and the study doubles up as bedroom 5, which along with the shower room makes for a suite of rooms for anyone not able to use the stairs, or for guests! The lounge over looks the wraparound terrace and has a door leading out to the terrace and the gardens beyond. A formal dining room opens into the kitchen which has a large working island and plenty of cupboard space. There is also a good size functional utility room which has access to the outside. Upstairs all of the remaining bedrooms are doubles with a modern family bathroom. The master suite has a wonderful bedroom with windows overlooking the gardens and a door that opens out onto the covered terrace, which is perfect for enjoying your early morning tea, as well as a good size en-suite shower room.

Outside the garden is a good size with raised mature flower beds stocked full of plants and shrubs, with mature trees and seasonal planting. The wraparound terrace is a real feature and there is plenty of space to enjoy the views. To the front is a great size double garage with storage above and parking for several cars.

Located close to the thriving town of St Leonards-On-Sea, there are plenty of facilities close by including retail parks, supermarkets and a large gym, the seafront, cafes, restaurants and Kino Teatre cinema are a short drive away. Further afield are Hastings and Battle with a further selection of shopping centres, bustling seafront and historic sites. Battle mainline station is just 8 minutes drive away.

A good selection of both state and private schools are close by, and for travel access to both the A21 and A259 are within easy reach. Travel into London, Brighton and Tunbridge Wells is possible with various mainline stations within reach.

THE HOUSE

ENTRANCE HALL Wide front door and triple glazed window to the front. Large hallway with built in coat cupboard. Wooden stairs lead up to the first floor. Access into bedroom 5/study and the shower room. Doors lead into the lounge and kitchen. Carpeted.

LOUNGE Large set of triple glazed windows to the side and rear make the room lovely and bright, as well as a door leading out to the terrace and garden beyond. Feature fireplace with electric inset fire. Underfloor heating. LED spotlights to the ceiling. Recently redecorated. Carpeted. Glazed internal doors lead to the dining room.

DINING ROOM Two large triple glazed windows overlook the rear garden. Plenty of space for a good size table and chairs. Door leads into the kitchen. Carpeted. Underfloor heating.

KITCHEN/BREAKFAST ROOM Two large triple glazed windows look out over the side of the house. Fitted with a range of white shaker style units with glazed display cupboards and granite worktops. Freestanding kitchen island adds more storage and a lovely cream marble style top. Inset ceramic sink. Double eye level electric oven and four ring gas hob with extractor over. Space for a dishwasher. Integrated fridge and freezer. Large deep pan drawers. Space for a small breakfast table and chairs. Tiled splash-backs and wooden laminate style flooring. Underfloor heating.

UTILITY ROOM Triple glazed window and door to the side. Fitted with a range of matching units and worktops. Washing machine. Tall broom cupboard and further cupboard housing the boiler. Inset sink unit. Wooden laminate style flooring. Underfloor heating.

BEDROOM 5/ STUDY Currently used as a study and tv room. Triple glazed windows look out to the front of the house and over the driveway. Carpeted. Underfloor heating.

SHOWER ROOM Triple glazed window to the side. Walk in shower cubicle. Fitted wash hand basin in vanity unit with cupboards under. W.C. Part tiled walls and tiled flooring. Underfloor heating.







LANDING Good size landing is accessed from the lovely oak staircase. Access to the loft space. Airing cupboard. Carpeted.

BEDROOM 4 Triple glazed window looking out over the front. Access into the eaves storage. Carpeted.

BEDROOM 3 Triple glazed window looking out over to the front. Walk in wardrobe. Access to more eaves storage. Carpeted.

BEDROOM 2 Three triple glazed windows look out over the side of the house. Run of fitted wardrobes. Carpeted.

BATHROOM Lovely bright modern bathroom with two triple glazed windows that face the side. Fitted with a bath and electric shower over with rainfall head. Matching his and hers round wash hand basins set on a marble plinth and vanity unit with glazed cupboards and drawers for storage. Matching fitted panel with mirrors and lighting. Part tiled walls and tiled flooring.

MASTER BEDROOM Set of three large triple glazed windows overlooking the garden and a door that opens onto the balcony. Lovely high vaulted ceiling with oak beams. Run of fitted mirror wardrobes and eaves storage beyond. Carpeted. Door to en-suite.

BALCONY Timber decked covered balcony runs the full length of the back of the house.

ENSUITE Window overlooking the side of the house. Fitted with a large shower cubicle with electric shower and rainfall head. W.C. Wash hand basin set in vanity unit with storage cupboards. Towel rail. Part tiled walls and tiled flooring. Shaver point.

OUTSIDE

GARDENS Fully enclosed side and rear garden with summer house. Mainly lawned with a large decked wraparound terrace to the rear and side. Full of mature plants and shrubs and seasonal flowers. Raised beds with an assortment of planting. Trees and bamboos to the side garden. Front garden is open plan with raised planters and access to both sides of the house.

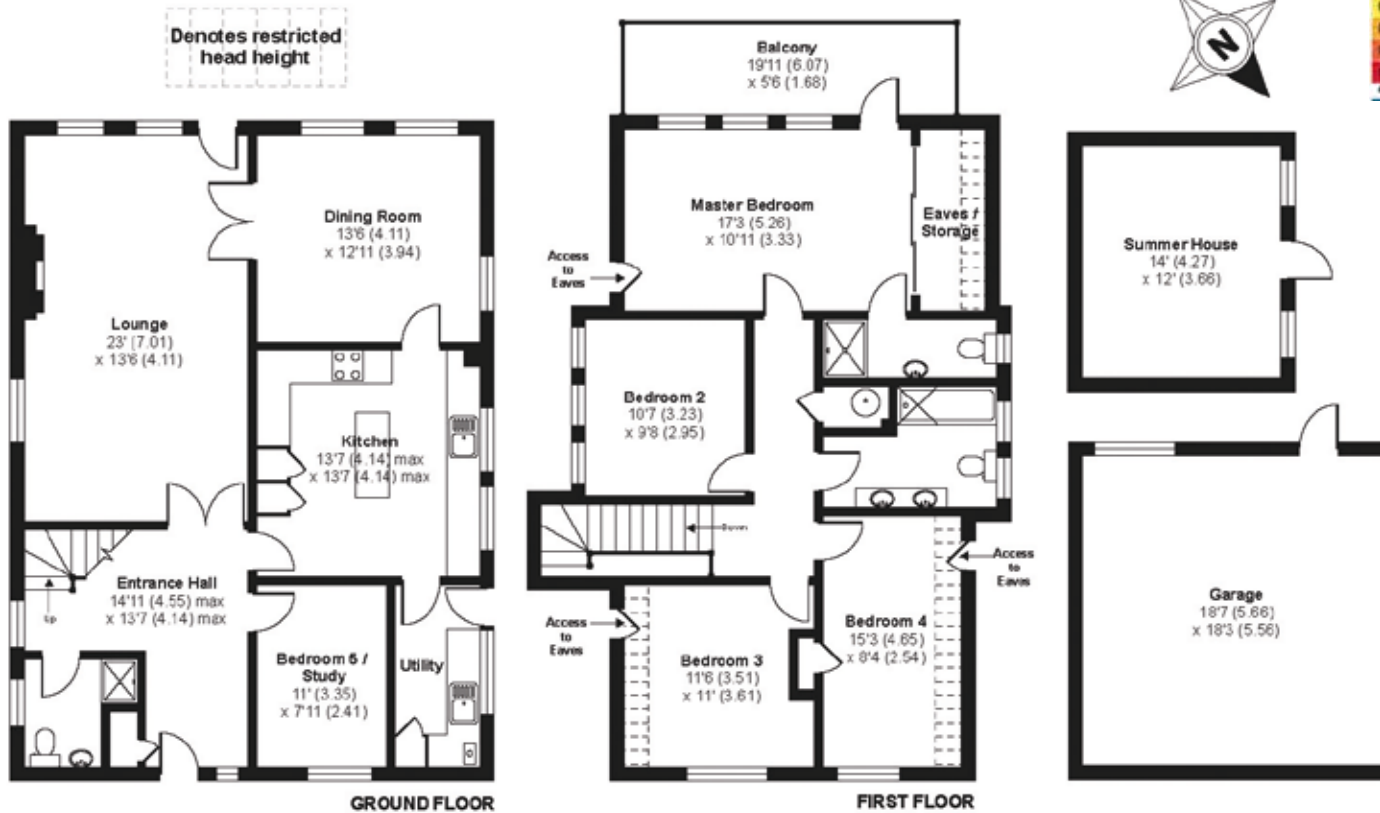
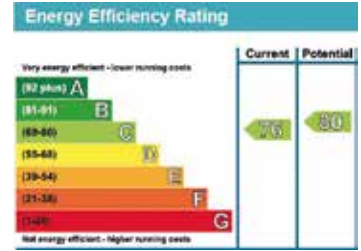
DRIVEWAY Open plan driveway to the front for several cars and leads to the double garage.

DOUBLE GARAGE Good size double garage with electric up and over door to the front.



Campkin Gardens, St. Leonards-on-Sea, TN37

APPROX. GROSS INTERNAL FLOOR AREA 1879 SQ FT 174.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, GARAGE & SHED)



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Fine & Country
Tel: +44 (0)1580 715000
cranbrooksales@fineandcountry.com
11 High Street, Cranbrook, Kent TN17 3EB

