



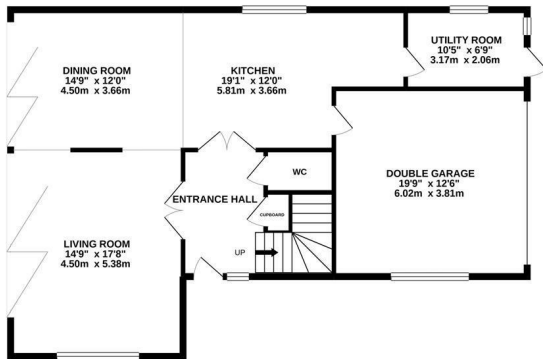
## Campkin Gardens, St. Leonards-On-Sea TN37 7FD

Offers in excess of £575,000

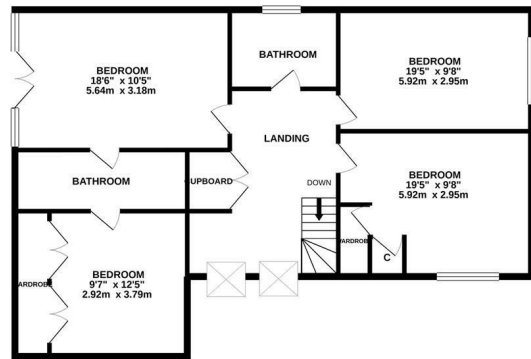


Simply stunning four bedroom, DETACHED FAMILY HOME set in a PRESTIGIOUS DEVELOPMENT on the Northern outskirts of St. Leonards nearby to the historic town of Battle where there is a high street of independent stores, eateries and a mainline railway station. CONSTRUCTED IN 2020 this impressive residence offers lavish living with HIGH SPECIFICATION FIXTURES AND FITTINGS throughout, the ground floor enjoys a contemporary, OPEN PLAN DESIGN with bi-folding doors opening out to the rear garden creating a sense of INDOOR/OUTDOOR LIVING. On the first floor there are FOUR WELL PROPORTIONED BEDROOMS and two bathrooms, one of which is an EN-SUITE BATHROOM with a freestanding bath and separate shower enclosure. The private rear gardens here have been DESIGNED FOR LOW MAINTENANCE with a expansive deck featuring a sunken hot tub leading on to an area of artificial lawn offering the PERFECT SPACE FOR FAMILY LIFE. There is a driveway providing OFF ROAD PARKING, leading to the INTEGRAL DOUBLE GARAGE.

GROUND FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.2 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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