



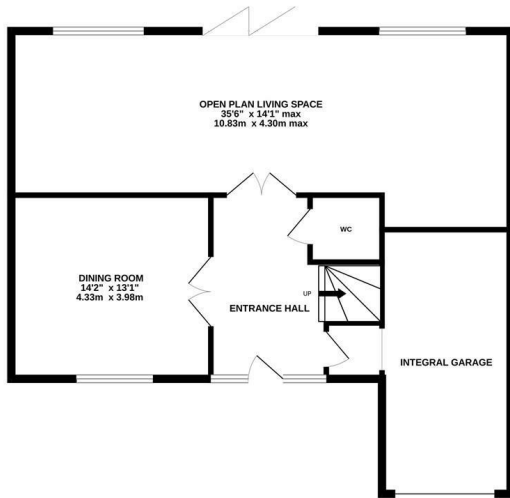
Campkin Gardens, St. Leonards-On-Sea TN37 7FD

Offers in excess of £625,000

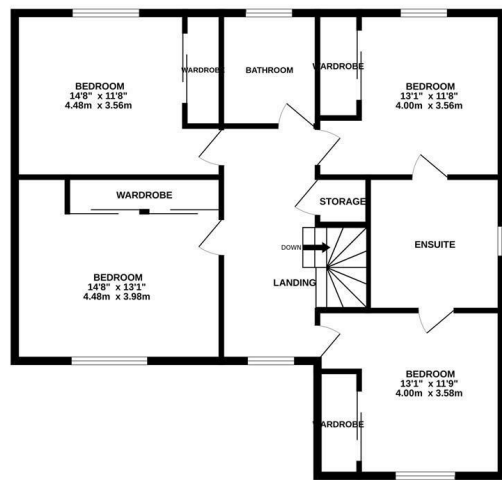


Simply stunning four bedroom DETACHED FAMILY HOME set in a PRESTIGIOUS SECURITY-GATED DEVELOPMENT on the Northern outskirts of St. Leonards nearby to the historic town of Battle where there is a high street of independent stores, eateries and a mainline railway station. CONSTRUCTED IN 2017 this impressive 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. There is a SEPARATE DINING ROOM off of the LARGE ENTRANCE HALL along with a HANDY DOWNSTAIRS CLOAKROOM and access to the INTEGRAL GARAGE. On the first floor there are FOUR WELL PROPORTIONED BEDROOMS, all benefiting from BUILT-IN WARDROBES and two bathrooms, one of which is an EN-SUITE 'JACK AND JILL' BATHROOM with a freestanding bath and separate shower enclosure. The rear garden is a particular feature here, it offers a large area of patio perfect for DINING AL-FRESCO followed by a generous EXPANSE OF LAWN where there is a raised deck housing a DETACHED GARDEN STUDIO which could make the perfect space to work from home. To the front of the property there is a DRIVEWAY providing off road parking for three vehicles along leading to the garage.

GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA: 1918 sq.ft. (178.2 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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