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**6 Campkin Gardens, St Leonards on Sea, East Sussex TN37 7FD**  
**Offers In The Region Of £600,000**



Nestled in the tranquil gated area of Campkin Gardens, St Leonards on Sea, this impressive detached house offers a perfect blend of comfort and modern living. The property boasts four well-proportioned bedrooms, making it an ideal family home. With three bathrooms, including en-suite facilities, morning routines and family life can be managed with ease and convenience. The heart of the home is a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property, benefits from contemporary design and features, ensuring a comfortable lifestyle. Outside, the garden is a true sanctuary, providing a quiet and secluded space that is not overlooked, allowing for peaceful relaxation. The garden is enhanced by pergola lighting, creating a lovely atmosphere for outdoor gatherings. Additionally, the property is equipped with security lights at both the front and back, ensuring peace of mind. For those with vehicles, the property offers ample parking for up to three cars, complemented by an electric garage door for added convenience. The outdoor space also features a hot and cold tap, making it practical for gardening or outdoor activities. This delightful home in Campkin Gardens is not just a property; it is a lifestyle choice, offering comfort, security, and a serene environment. It is a must-see for anyone looking to settle in this charming part of St Leonards on Sea. Be sure to visit this fantastic executive style home which is catered perfectly for the growing family.













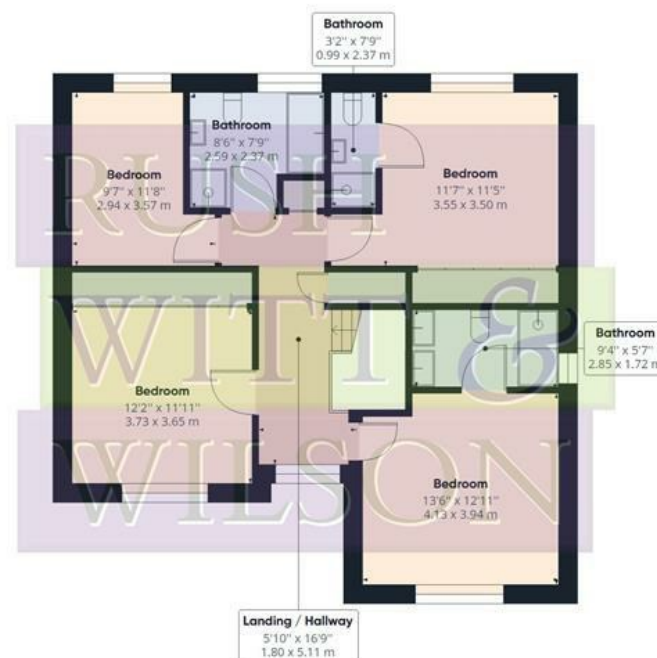


**Floor 0**

**Approximate total area<sup>(1)</sup>**

1780.07 ft<sup>2</sup>

165.37 m<sup>2</sup>

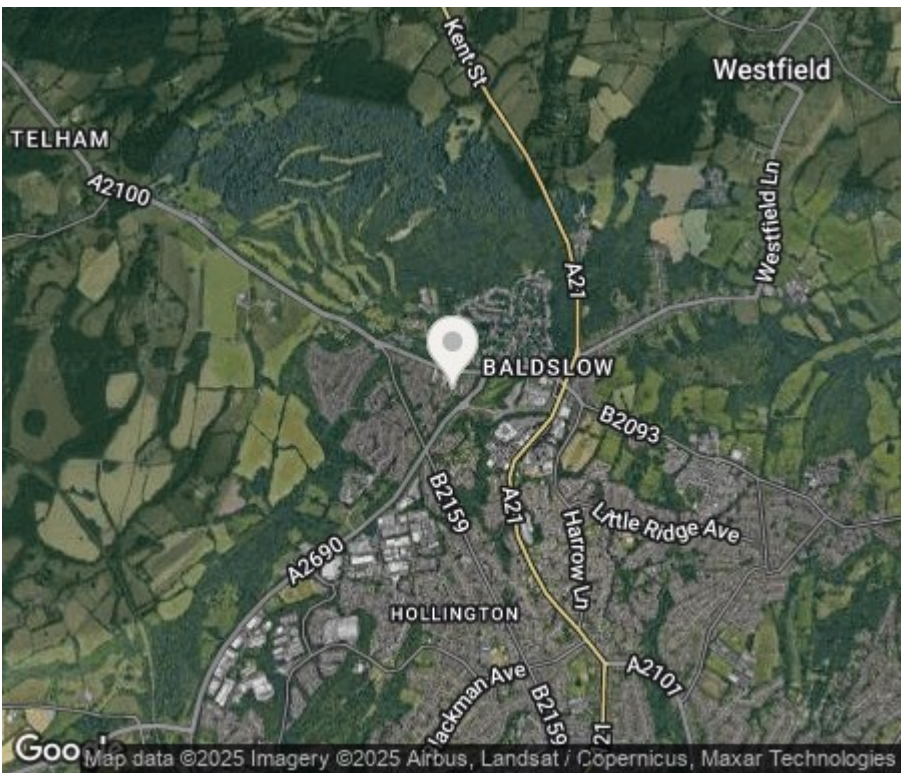


**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

#### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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