

**RUSH
WITT &
WILSON**



**7 Campkin Gardens, St. Leonards-On-Sea, East Sussex TN37 7FD
Offers In Excess Of £550,000**

This outstanding detached executive style family home is located in an exclusive private development. Approached via electronically operated gates and ideally located a short distance to the A21 and both the towns of Hastings and Battle with a mainline station serving London Charing Cross, The generously proportioned accommodation has been finished to exacting high standards through-out and comprises an entrance porch, large welcoming entrance hall, dual aspect sitting flooded with natural light, comprehensively appointed kitchen/dining room, utility room, cloakroom, spacious landing, four double bedrooms with two en-suite shower rooms and a well appointed family bathroom.

Outside there is off street parking leading to an integral garage with further parking to the side and an enclosed level rear garden. An internal viewing is highly recommended to fully appreciate everything this stunning property and its exclusive location has to offer. Available CHAIN FREE



Property approached via a private road with remote electronically operated security gates.

Block paved driveway leading to an entrance porch with exterior lighting and composite and glazed front door leading into:-

Entrance Porch

With tiled floor, double glazed window, ceiling lighting and composite door into:-

Entrance Hall

With ceiling lighting, radiator, stairs to first floor, access into the kitchen/dining room and sitting room.

Cloakroom

Fitted with low level w/c, corner wash hand basin with mixer tap, part tiled walls, radiator, inset ceiling lighting and extractor.

Sitting Room

26' x 12'1 (7.92m x 3.68m)

This spacious, light and airy room enjoys a dual aspect via double glazed windows to the front and rear of the property with a set of double glazed doors with garden access, two double radiators, inset ceiling lighting, inset log effect gas fire, double doors to both the entrance hallway and kitchen/Dining room providing a sociable open plan free flowing feel to the ground floor.

Kitchen/Dining Room

19'4 x 11'5 (5.89m x 3.48m)

This stunning room has been fitted and finished to an exceptionally high specification with a comprehensive range of matching wall and base mounted units with soft close drawers and pull out larder cupboards, drawers, Silestone work surface with matching up-turns, inset 1 1/2 bowl Franke stainless steel sink with pull out mixer tap, integral dishwasher, wine cooler and combination microwave. Space for American style fridge/freezer and range oven with stainless steel cooker hood over. Double glazed windows with aspect onto the rear garden and a set of double glazed double doors with garden access, double radiator, inset ceiling lighting, television points, double doors to sitting/dining room, return door to entrance hall and further door to:-

Utility Room

8'6 x 4'6 (2.59m x 1.37m)

Fitted with matching wall and base mounted units with work surface over and matching upstands, single bowl stainless steel sink with drainer and mixer tap, space for washing machine and tumble dryer, double radiator, double glazed window to side aspect, extractor and inset ceiling lighting.

First Floor

Fully carpeted stairs with a stunning Oak and glass balustrade.

Landing

16'8 x 9'4 reducing to 4'3 (5.08m x 2.84m reducing to 1.30m)

Double glazed window to front aspect, inset ceiling lighting, double radiator, deep airing cupboard with hot water cylinder, further fitted cupboard with shelving and loft hatch access.

Bedroom One

13'1 x 12'9 (3.99m x 3.89m)

Double glazed window to front aspect, ceiling lighting and radiator.

En-suite Shower Room

5'6 x 9'3 (1.68m x 2.82m)

Fitted with a concealed low level Gerberit w/c, his and hers contemporary wave effect vanity had basins with waterfall mixer taps and storage drawers beneath, large walk-in shower with fixed glass screen, handheld shower and fixed rainfall shower head and start warm up switch in bedroom, double glazed obscured window to side aspect, tiled floor, part tiled walls, inset ceiling lighting, heated towel rail and extractor.

Bedroom Two

11'6 x 13'8 into wardrobes (3.51m x 4.17m into wardrobes)

Double glazed window to rear garden aspect, fitted wardrobes with mirrored sliding glass doors incorporating hanging rails and shelving, inset ceiling lighting and double radiator.

En-suite Shower Room

7'7 x 3'3 (2.31m x 0.99m)

Fitted with low level Gerberit w/c, vanity wash hand basin with storage cupboard beneath and mixer tap, shower cubicle with handheld shower attachment and fixed rainfall shower head, tiled floor, part tiled wall, chrome heated towel rail, inset ceiling lighting and extractor.

Bedroom Three

12'1 x 14' to include the wardrobes (3.68m x 4.27m to include the wardrobes)

Fitted wardrobes with mirrored sliding glass doors with a mixture of hanging rails and shelves, double glazed window to front aspect, inset ceiling lighting and double radiator.

Bedroom Four

7'4 x 11'9 (2.24m x 3.58m)

Double glazed window to rear aspect, double radiator and ceiling lighting.

Bathroom

7'7 x 8'4 to the max (2.31m x 2.54m to the max)

Well appointed with a concealed low level Geberit w/c, vanity wash hand basin with mixer tap and storage beneath, double ended bath with mixer tap and shower attachment, corner shower cubicle with hand held shower and fixed rainfall shower head, tiled floor, part tiled walls, extractor, chrome heated towel rail, inset ceiling lighting and double glazed obscured window to rear aspect.

Integral Garage/Parking

16'7 x 13'7 reducing to 9'4 (5.05m x 4.14m reducing to 2.84m)

Block paved driveway leading to an integral garage with remote operated up and over garage door, power, lighting, integral door to entrance hall and wall mounted gas fired boiler. There is additional parking to the side of the property for two further vehicles.

Outside

Front Garden

Neatly planted, but principally arranged to parking.

Rear Garden

Fence enclosed with gated sides access on either side of the property, with a sandstone terrace adjacent to the rear of the property ideal for outdoor entertaining, exterior lighting, water tap, step up onto a level lawn with flower planted borders and a further decked seating area. Large area to the side for a timber shed .

Additional Information

There are further parking space available as you enter the development for guests.

Agents Notes

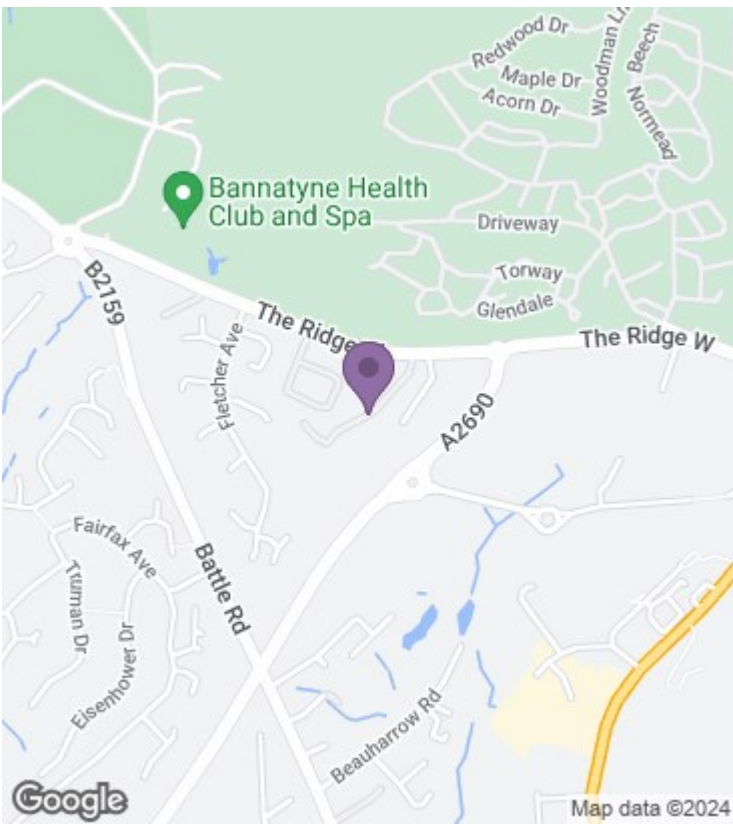
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band F







GROUND FLOOR



1ST FLOOR



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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