



## West Cottage Swainham Lane, St. Leonards-On-Sea

£1,195,000 Freehold

Set behind electric gates in Crowhurst with far-reaching views, this versatile home includes a main house, multiple outbuildings and its own field. Generous kitchen/dining space, Airbnb potential and outdoor entertaining areas offer flexible living and income potential.



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**Main House**—Entering via the side, you arrive into a practical utility space with a ceramic sink, wooden worktops, storage, space for laundry appliances, and the boiler neatly housed. Just off this is a ground floor shower room with a walk-in shower and clean, simple fittings — ideal for guests or after time outdoors. The home then opens into a striking kitchen and dining space, generous in scale and designed as the social heart of the house. Grey Moduleso layered flooring runs throughout, complemented by navy cabinetry, including a full wall of floor-to-ceiling units with an integrated wine fridge. Quartz worktops pair with a white brick-tiled splashback, and a composite black sink sits beneath a garden-facing window. A range-style cooker sits beneath a modern extractor, while a feature brick wall and freestanding log burner create a warm focal point. Exposed timber beams add character and subtly define the space, with ample room for a large dining table. Multiple aspects and doors to the garden allow easy indoor-outdoor flow. The front reception room runs the depth of the house, with 21mm engineered wooden flooring and two distinct areas. One end is arranged as a workspace with a full-height window, while the other centres around a log burner with an oak mantel — a cosy spot overlooking the front. Stairs rise to the first floor, finished with dark grey carpet. Two well-proportioned double bedrooms feature grey carpeting — one with rear views and built-in storage, the other to the front with fitted wardrobes. The family bathroom sits centrally with a bath, LVT Antico flooring and a cast iron towel rail. A third bedroom, currently used as a dressing room, leads to the main bedroom — a bright dual-aspect space with far-reaching views and an en-suite with walk-in shower and LVT Antico flooring. Above, two loft areas provide additional flexibility — one boarded for storage and the other insulated.

**Outbuildings & Additional Accommodation** The grounds offer a range of adaptable spaces. A detached brick-built garage with power and light sits at the front, previously used as a gym, with double wooden doors and side access. Behind, former stable buildings provide excellent storage, alongside a dedicated office with mezzanine level and a functional concrete-floored interior.

Beyond is a self-contained Airbnb-style unit with wooden flooring, exposed beams and a log burner. A mezzanine provides additional sleeping space, with a main bedroom to the side featuring a brick wall. The kitchen is positioned to enjoy surrounding views, with dining space and direct access to a gravel seating area. A well-sized bathroom completes the space with a walk-in shower, grey flooring and wood-effect tiling.

A separate contemporary pod offers further independent accommodation, accessed via its own entrance. It features an open-plan living, kitchen and sleeping space with grey Moduleso flooring, bi-fold doors to decking, and coordinated modern finishes. The bathroom continues the same style with a walk-in shower, white fittings and a chrome towel rail. A separate laundry/storage room with concrete flooring adds practicality.

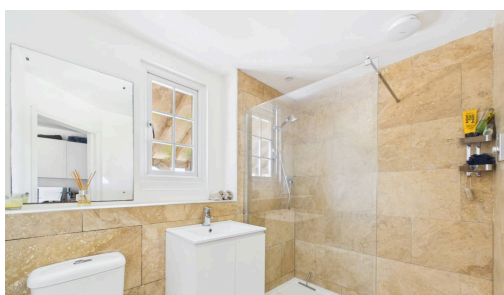
**Outside** A large gravel driveway provides extensive parking and access to all buildings, enclosed by established hedging. To the front, a defined garden with patio offers a private seating area. To the side and rear, a decked terrace wraps around the house, designed for outdoor living. A covered oak-framed structure creates a sheltered seating and barbecue area — ideal for dining and entertaining, particularly in the evenings. Beyond, a large field extends behind the property, adding a strong sense of space and flexibility while enhancing the overall setting and outlook.



- Gated entrance with extensive gravel driveway and enclosed front garden
- Multiple independent living spaces ideal for multi-generational living
- Self-contained Airbnb accommodation with character features and mezzanine
- Generous kitchen/dining room with navy cabinetry, wine fridge and log burner
- Range of outbuildings including garage, former stables and office with mezzanine storage
- Decked terrace with covered oak-framed BBQ and entertaining area
- Village location in Crowhurst with countryside views and easy access to Battle
- Open views across surrounding countryside and land
- Office space separate from the main house, ideal for home working
- Bi-fold doors in the pod creating strong indoor-outdoor connection



Tucked between Hastings and Battle, Crowhurst offers a quieter village setting surrounded by countryside, with a strong sense of community. The village has a local pub, primary school and mainline station with direct links to London, while Battle is just a short drive away for a wider choice of shops, cafés and amenities.





Floor 0 Building 1



Floor 1 Building 1

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

4215 ft<sup>2</sup>  
391.2 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 R/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0 Building 2



Floor 0 Building 3



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

1718 ft<sup>2</sup>  
159.5 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 R/1.5 m

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Floor 0 Building 2