

**RUSH
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5 Campkin Gardens, St Leonards on Sea, East Sussex TN37 7FD
Offers In Excess Of £560,000 Freehold

Set within an exclusive gated development of luxury detached homes built in 2017 by a well-established, award-winning local developer, this exceptional home on Campkin Gardens occupies a favoured corner plot on the northern fringes of St Leonards, offering a rare blend of privacy, quality and effortless family living. Brought to market in superb order, the property is finished with a host of modern refinements throughout and is of a larger style than many others found within the development. A spacious entrance hall sets the tone, leading through to a striking double-aspect 25ft reception room where a fireplace draws the eye and doors open directly onto the garden. Beyond, an open-plan kitchen and dining area forms the natural heart of the home, complemented by a separate utility room, and perfectly suited to relaxed family meals or entertaining friends late into the evening. An impressive turned staircase rises to a bright, part-galleried landing, from which four double bedrooms lead off, including a master and guest suite each enjoying their own en-suite, alongside a beautifully finished family bathroom.

Outside, the property continues to impress, with gardens wrapping around the corner plot to the side and rear, and generous parking provided by a double driveway in front of the double garage, along with two further spaces to the side. This enviable position places residents within easy reach of Bannatyne's health club, Beauport Golf Course and a choice of well-stocked supermarkets, while mainline stations at Battle, Hastings and St Leonards Warrior Square provide swift, regular connections to London Charing Cross. Families are especially well catered for, with excellent schooling available at both primary and secondary level, and nearby St Leonards offers an ever-growing selection of stylish restaurants, bars and eateries to explore.









Floor 0



Floor 1



Approximate total area⁽¹⁾

172.4 m²

1856 ft²

Reduced headroom

0.4 m²

4 ft²

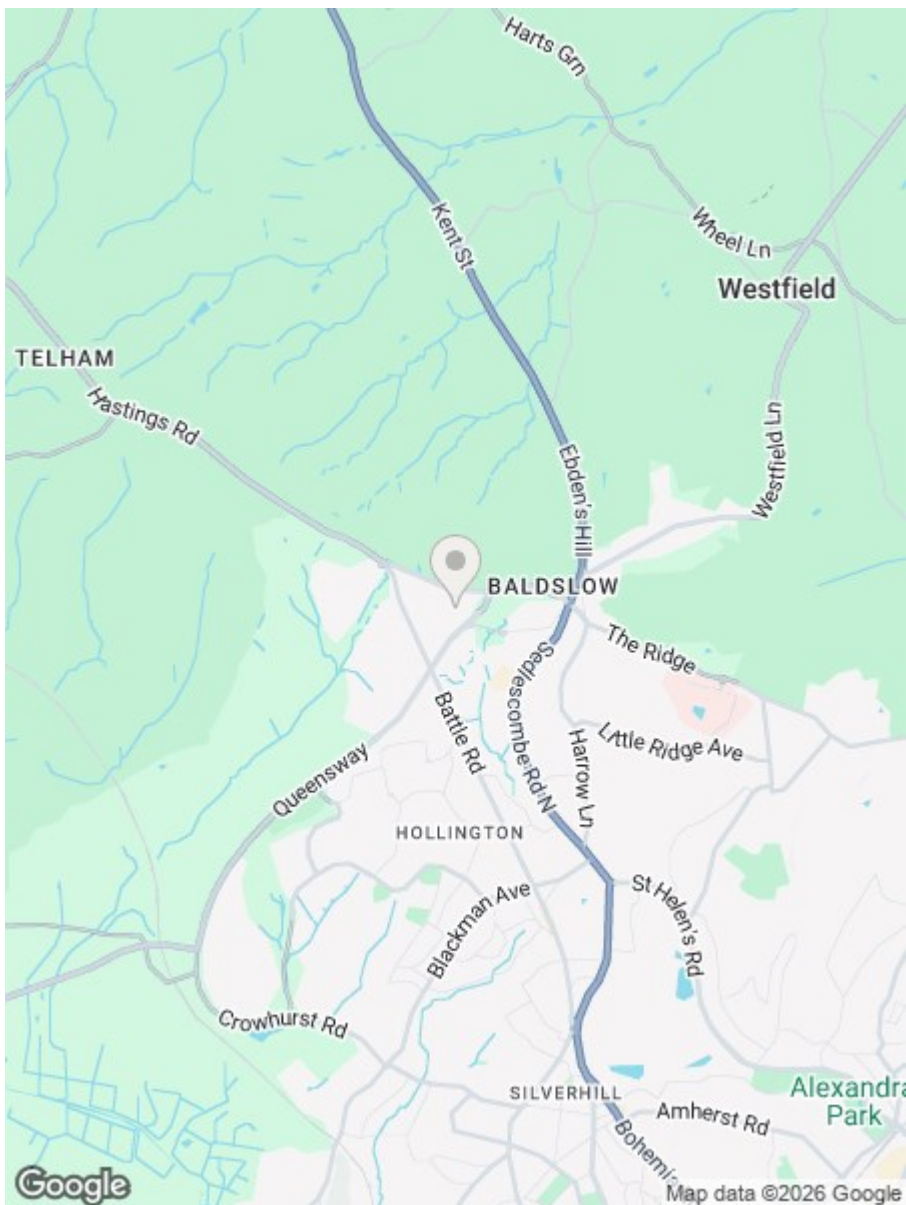
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE 360



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	84	91
England & Wales		
	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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