



ESTATE AGENTS

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

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £575,000

PCM Estate Agents are delighted to present to the market this MODERN DETACHED EXECUTIVE FOUR BEDROOM FAMILY HOME with a LOVELY WRAP AROUND GARDEN, forming part of this INTIMATE DEVELOPMENT of select DETACHED PROPERTIES set behind ELECTRONIC GATES.

The property offers modern comforts which include a Combination of UNDER FLOOR HEATING and gas central heating, with UPVC double windows throughout.

Accommodation is arranged over two floors and comprises a spacious entrance hall with a MODERN OAK & GLASS STAIRCASE rising to the upper floor accommodation, ground floor WC, access into the INTEGRAL GARAGE, a 25ft DUAL ASPECT LIVNG ROOM, a 21ft MODERN FULLY EQUIPPED KITCHEN-DINING ROOM with INTEGRATED APPLIANCES and access to a SEPERATE UTILITY ROOM.

Ascend to the upstairs to discover a spacious landing provides access to FOUR DOUBLE BEDROOMS, two of which have EN-SUITE FACILITIES in addition to a main bathroom with bath and shower. The property has UNDERFLOOR HEATING to the ground floor and central heating via radiators to the first floor.

The GARDEN is a real feature with a SANDSTONE PATIO that abuts the property and wraps around the side, offering ample outdoor space to entertain or eat al-fresco, with a GOOD SIZED SECTION OF LAWN for children to play. The property benefits from PLENTY OF OFF ROAD PARKING located directly outside the garage in addition to a SEPARATE DRIVEWAY down the side which is big enough to park a motorhome/ possibly a caravan.

Built to an incredibly high specification and conveniently positioned on the outskirts of St Leonards, within easy reach of link roads leading to nearby Battle, Hastings and Bexhill.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALL

Stairs rising to the upper floor accomodation with a combination of oak and glass, wood laminate flooring, radiator, coving to ceiling, inset down lights, door to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin, tiled walls, wood laminate flooring, extractor fan for ventilation, coving to ceiling, down lights, radiator.

DUAL ASPECT LOUNGE

25' x 14'3 (7.62m x 4.34m)

Coving to ceiling, down lights, two radiators, television and telephone points, inset gas fireplace, double glazed window to front aspect, double glazed window and French doors to rear aspect with views and access onto the garden, additional set of oak partially glazed doors opening to:

OPEN PLAN KITCHEN-DINING ROOM

21'3 x 11'9 max (6.48m x 3.58m max)

Inset down lights, coving to ceiling, wood laminate flooring, built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops and matching upstands over, freestanding five ring gas cooker, double oven and grill, plate warmer and Bosch fitted cooker hood over, waist level oven, stainless steel sunken one & ½ bowl sink with mixer spray tap and moulded drainer into the stone countertop, integrated drinks cooler, space for American style fridge freezer, integrated dishwasher, two radiators, internal oak partially glazed French doors leading back into the entrance hall, double glazed French doors and window to rear aspect having views and access onto the garden, door to:

UTILITY

9'1 x 4'7 (2.77m x 1.40m)

Wood laminate flooring, further range of fitted eye and base level cupboards, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, radiator, double glazed window with obscured glass to side aspect.

FIRST FLOOR LANDING

Spacious with double glazed window to front aspect, radiator, down lights, coving to ceiling, airing cupboard, storage cupboard, loft hatch to loft space.

BEDROOM

13'3 max x 13' (4.04m max x 3.96m)

Coving to ceiling, down lights, radiator, double glazed window to front aspect, door to:

EN SUITE

Twin wall mounted vanity enclosed wash hand basin with two sets of mixer taps, large walk in shower with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, part tiled walls, tiled flooring, chrome ladder style heated towel rail, extractor for ventilation, down lights, coving to ceiling, wall mounted mirror.

BEDROOM

11'8 x 11'7 (3.56m x 3.53m)

Measurement excludes door recess, coving to ceiling, down lights, radiator, fitted wardrobes, double glazed window to rear aspect with views onto the garden, door to:

EN SUITE

Walk in shower enclosure with rain style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, down lights, extractor for ventilation, coving to ceiling, chrome ladder style heated towel rail.

BEDROOM

13'6 x 11' (4.11m x 3.35m)

Coving to ceiling, radiator, fitted wardrobes, double glazed window to front aspect.

BEDROOM

11'7 x 11' (3.53m x 3.35m)

Measurement excludes door recess. Coving to ceiling, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate corner walk in shower enclosure with rain style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, tiled walls, tiled flooring, wall

mounted mirror, down lights, extractor for ventilation, chrome heated towel rail, double glazed window to rear aspect.

OUTSIDE - FRONT

Double driveway, pathway leading to front door, additional driveway to the side providing off road parking for further vehicles/ motor home.

INTEGRAL GARAGE

Wall mounted thermostat control for gas fired central heating, door to cloakroom, double opening partially glazed doors to the dual aspect lounge and further oak partially glazed French doors leading to the kitchen-dining room.

REAR GARDEN

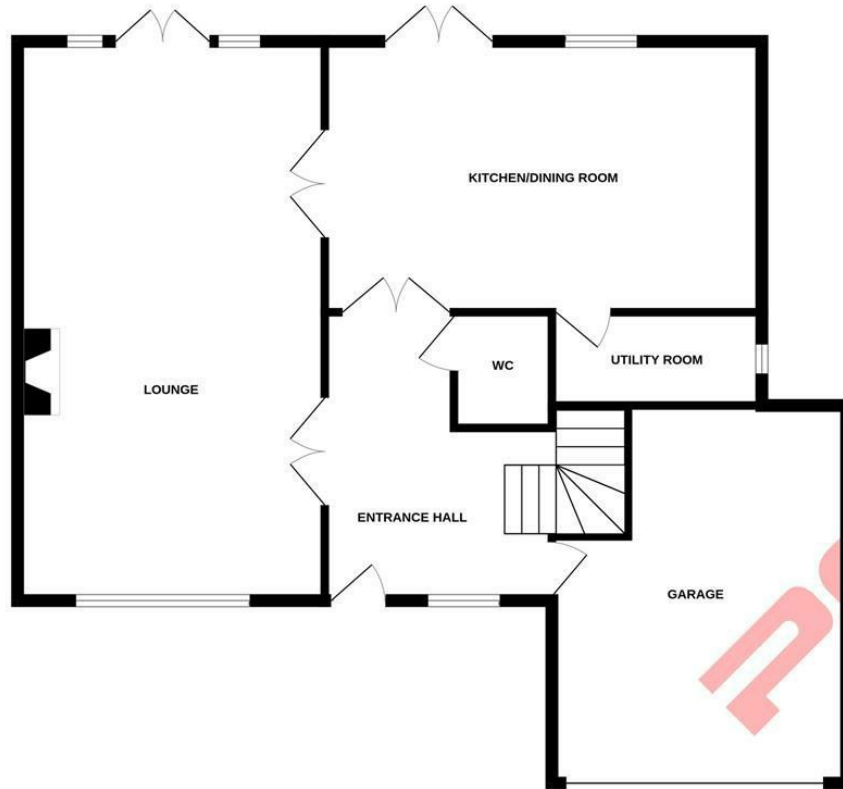
Landscaped with a sandstone patio abutting the property, fenced boundaries, section of lawn, trees, gated side access down both side elevations, outside lighting, wrap around gardens extending off the back and down the side elevation, further section of lawn, additional patio area, array of mature plants and shrubs. Offering ample outdoor space to eat al-fresco, entertain or for children to play.



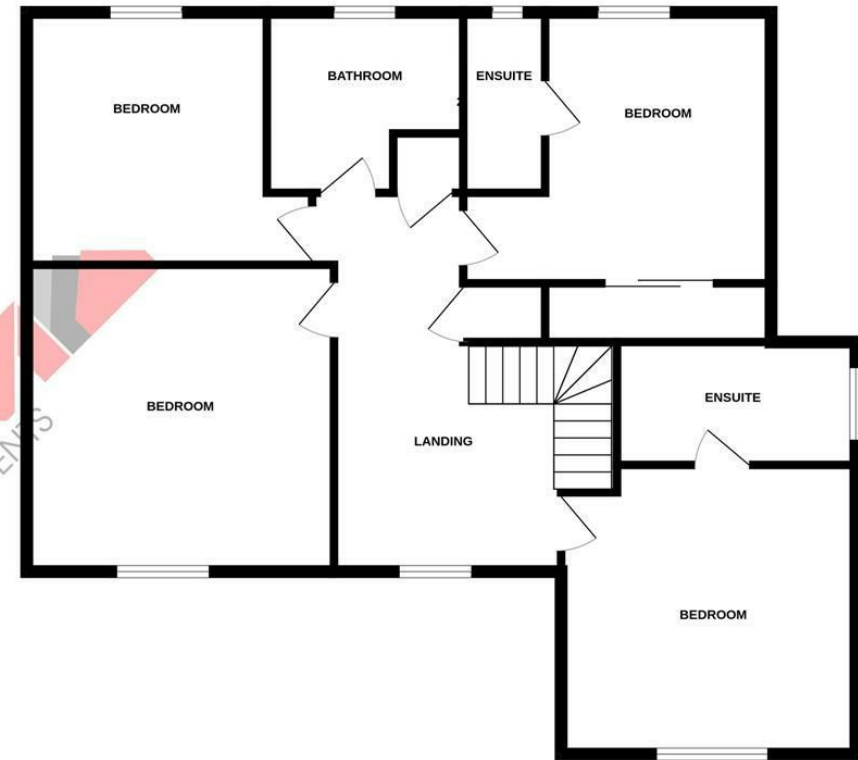




GROUND FLOOR



1ST FLOOR



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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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		
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		
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