



ESTATE AGENTS

Croft Lodge, Campkin Gardens, St. Leonards-On-Sea, TN37 7FD

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An Exceptional GRADE II LISTED RESIDENCE of timeless ELEGANCE and CONTEMPORARY LUXURY. A truly remarkable SIX BEDROOM DETACHED HOUSE exuding CHARM, CHARACTER and SOPHISTICATION, discreetly nestled behind double sets of ELECTRONIC GATES on a magnificent 1.5 ACRE PLOT (unverified) of mature, PARK-LIKE GARDENS.

This outstanding home offers the perfect blend of HERITAGE FEATURES and MODERN LUXURY, complete with an INDOOR HEATED SWIMMING POOL, DETACHED DOUBLE GARAGE and CARRIAGE DRIVEWAY providing ample space for multiple vehicles.

From the moment you arrive, a sense of PRIVACY and TRANQUILITY prevails. A charming vestibule leads you into the heart of the home - a spacious and welcoming reception hall that sets the tone for the elegant and expansive accommodation that follows. The ground floor is truly impressive, thoughtfully designed to provide both comfort and versatility. The HEXAGONAL LIVING ROOM, with its UNIQUE ARCHITECTURAL LINES and abundant NATURAL LIGHT, provides a striking centrepiece to the home. Entertain in style in the FORMAL DINING ROOM, or relax in the bespoke Scottwood KITCHEN-BREAKFAST ROOM, beautifully appointed with custom cabinetry and HIGH END FITTINGS. A UTILITY ROOM, STUDY, SHOWER ROOM, and a GAMES ROOM/ BAR offer further flexibility, while an additional reception room doubles as a guest bedroom if desired.

A highlight of the ground floor is the stunning INDOOR SWIMMING POOL complex, accessed via a glazed corridor that brings the garden views indoors. The pool area also boasts space for gym equipment, a changing room with shower, and SAUNA creating your own private health and wellness retreat.

The first floor hosts THREE LUXURIOUS BEDROOM SUITE'S with EN SUITE'S, each with its own private LOUNG AREA, offering space and serenity for all members of the household. The MASTER SUITE is especially impressive, complete with TWO DRESSING ROOMS, a private sitting room, and a sumptuous EN SUITE bathroom.

To the second floor, you'll find a further BEDROOM SUITE with EN SUITE BATHROOM, an additional EN-SUITE BEDROOM and another generously sized bedroom, ideal for family and guests.

Outside, the gardens are a dream come true. A broad sun terrace spans the rear of the property, perfect for al fresco dining and summer entertaining. The gardens gently slope to a manicured lawn, with winding pathways, peaceful seating areas, and a dedicated children's play zone, all designed with privacy and security in mind.

Perfectly positioned on the edge of St Leonards, Croft Lodge enjoys excellent access to the surrounding areas of Battle, Bexhill, and Hastings, while remaining a TRANQUIL HAVEN away from the hustle and bustle. The closest mainline railway station is Battle, which is approximately 1 hour and 10 mins to London.

Viewings are highly recommended to fully appreciate the scale and splendour of this exceptional residence.

FRONT DOOR

Opening to:

VESTIBULE

High ceilings, cornicing, windows to both side elevations, radiator, wooden partially glazed front door opening to:

RECEPTION HALL

20'8 x 15'3 (6.30m x 4.65m)

Stairs rising to upper floor accommodation, fireplace, radiator, combination of wall lighting and inset spotlights, window to front aspect with bespoke wooden shutters and having views over the gardens and grounds.

INNER HALLWAY

Ample storage space.

LIVING ROOM

28'4 max x 19'10 narrowing to 18'9 (8.64m max x 6.05m narrowing to 5.72m)

Impressive room with vaulted ceiling, windows to all elevations, French doors onto the sun terrace, wall mounted fire, inset downlights, fitted bookshelves, radiator. Pleasant views can be enjoyed from this space onto the main gardens and grounds.

DINING ROOM

20'5 x 15'5 (6.22m x 4.70m)

Two sets of double wooden opening doors from the living room to the dining room, high ceilings with cornicing, down lights, central ceiling light, radiators with radiator covers, fireplace, French doors to front aspect framing the lovely views over the gardens and grounds, providing access to the sun terrace, door to main reception hall, partially open plan to:

KITCHEN-BREAKFAST ROOM

17'8 x 16'11 with additional 11'9 x 9'6 (5.38m x 5.16m with additional 3.58m x 2.90m)

Inviting open plan room with bespoke Scottwood eye and base level cupboards and drawers with granite countertops and tiled splashbacks, double bowl ceramic Villeroy and Boch sink with mixer tap, moulded drainer into countertop, space for American style fridge freezer, tiled flooring, breakfast bar seating area, AGA, beamed ceiling, down lights, two windows to front aspect, external wooden French doors into:

SIDE LOBBY/ BOOT ROOM

10' x 5'9 (3.05m x 1.75m)

Range of fitted cupboards and shelving, tiled flooring, radiator, space for taking off shoes and coats, beamed ceiling with down lights, stable style door, window to side aspect opening to:

SIDE PORCH

8'4 x 8'4 (2.54m x 2.54m)

Part brick construction with apex glass roof, double glazed windows to both side elevations, doubled glazed French doors opening to the front aspect opening to the driveway.

UTILITY

12'7 x 9'6 (3.84m x 2.90m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset one & ½ bowl sink with mixer tap, space and plumbing for a vast range of appliances including tumble dryers, dishwasher and washing machine, double radiator, tiled flooring, window to rear aspect.

CLOAKROOM

Fitted with WC and hand basin.

SHOWER ROOM

Concealed cistern dual flush low level wc, bidet, vanity enclosed wash hand basin with mixer tap, large walk in shower with fitted shower head and jets, tiled walls, tiled flooring, two ladder style heated towel rail, window with obscured glass to rear aspect.

OFFICE / RECEPTION ROOM

18'6 x 15'5 (5.64m x 4.70m)

High ceilings with cornicing, down lights, fireplace, double radiators, wall lighting, inset down lights, two windows to side aspect.

LOBBY

Radiator, two windows to side and a single door opening to rear aspect.

MUSIC ROOM

14'5 x 14'4 (4.39m x 4.37m)

Down lights, cornicing, radiator with cover, window to front aspect with bespoke wooden shutters and having lovely views over the park-like gardens and grounds, partially open plan to:

GAMES ROOM/ BAR

17'9 x 14'9 (5.41m x 4.50m)

Cornicing, inset down lights, built in bar area, two radiators with covers, French doors to the sun terrace, having views over the gardens and grounds, double opening doors to:

GLAZED WALKWAY

Leading to the pool room with full height one way reflective windows either side, tiled flooring, further partially glazed wooden doors opening to:

POOL ROOM

48'9 max x 36'4 max (14.86m max x 11.07m max)

An impressive room with a heated swimming pool (approx. 32ft long) with retractable pool cover, part glazed vaulted roof with high level windows to front elevation, large picture windows and double opening doors to the front aspect having views and access to the park-like gardens and grounds to the front, partially glazed windows to the rear, access to:

PLANT ROOM

Housing the heating and filtration etc for the pool.

CHANGING ROOM WITH SAUNA

Tiled flooring, shower cubicle, wc, wash hand basin, sauna, windows to rear elevation, down lights, extractor fan.

FIRST FLOOR LANDING

Stairs rising to the second floor accommodation, ample storage space, window to front aspect with lovely views extending over the gardens and grounds, two radiators.

MASTER BEDROOM SUITE

20'2 x 14'6 (6.15m x 4.42m)

Dual aspect with windows to side and rear elevations, two radiators, down lights, cornicing, range of fitted bedroom furniture, leading to:

LOUNGE AREA

16'1 x 14'2 (4.90m x 4.32m)

Fireplace, radiator, walk in shoe cupboard with shelving and drawers, window to front aspect having lovely views over the front gardens and grounds.

DRESSING ROOM

14'1 x 13'9 (4.29m x 4.19m)

Fitted with a range of bedroom furniture including wardrobes, drawers and shelving, dressing table, radiator, down lights, window to rear aspect.

SECOND DRESSING ROOM

18'2 x 10'1 (5.54m x 3.07m)

Range of fitted bedroom furniture including wardrobes, drawers and shelving, radiator, dressing table, down lights, dual aspect with windows to side and rear aspects.

LUXURY EN SUITE BATHROOM

14'6 x 14'1 (4.42m x 4.29m)

Jacuzzi style corner bath, separate double walk in shower enclosure with rain style shower head and additional spa-like jets, concealed cistern low level wc, wash hand basin, twin his & hers vanity enclosed wash hand basins with ample storage set beneath and mixer taps, wall mounted mirrors, down lights, part tiled walls, tiled flooring, window to rear aspect.

SECOND BEDROOM SUITE

16'2 x 13'4 (4.93m x 4.06m)

Fireplace, down lights, double radiator, fitted bedroom furniture, built in wardrobe, window to front aspect having lovely views over the gardens and grounds, leading to:

LOUNGE AREA/ DRESSING ROOM

19'1 narrowing to 9'6 x 14'7 max (5.82m narrowing to 2.90m x 4.45m max)

Dual aspect with window to front aspect, French doors opening to a Juliette balcony to the side elevation, double radiator, range of fitted bedroom furniture, ample space for lounge furniture, door to:

EN SUITE BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, concealed cistern low level wc, vanity enclosed wash hand basin with ample storage set beneath and mixer tap, shaver point, down lights, extractor fan for ventilation, part tiled walls, tiled flooring, wall mounted mirror, shelving, window to front aspect.

THIRD BEDROOM SUITE

19'5 x 17'7 (5.92m x 5.36m)

High ceilings with ornate cornicing, built in wardrobes, fireplace, double radiator, windows and French doors to Juliette balcony to the side elevation, leading to:

INNER HALL

Radiator, door to:

EN SUITE BATHROOM/ SHOWER ROOM

Bath with mixer tap and shower attachment, separate walk in shower enclosure with rain style shower head, pedestal wash hand basin, bidet, low level wc, part tiled walls, tiled flooring, ladder style heated towel rail, down lights, wall mounted mirror, window with obscured glass to rear aspect.

SECOND FLOOR LANDING

Velux style window, radiator.

FOURTH BEDROOM SUITE

12'7 x 10'7 (3.84m x 3.23m)

Double radiator, window to side aspect, leading to:

LOUNGE AREA

13'6 x 8'9 (4.11m x 2.67m)

Radiator, apex roof, window to side elevation, access point to the water tank, door to:

EN SUITE BATHROOM

Panelled bath with Victorian mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, part tiled walls, wall mounted mirror, window with obscured glass to rear elevation.

BEDROOM FIVE

11'5 max x 11'5 (3.48m max x 3.48m)

Double radiator, return door to landing , window to front aspect with views over the gardens and grounds, panoramic views over Hastings including views of the sea, door to:

EN SUITE BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, ladder style heated towel rail, wall mounted mirrors, window with obscured glass to side aspect.

BEDROOM SIX

12'2 x 10'6 (3.71m x 3.20m)

Double radiator, exposed wooden beams, apex vaulted roof, window to front aspect with views over the gardens and grounds as well as far reaching views over Hastings to the sea.

CELLAR

14'9 x 12'2 (4.50m x 3.71m)

Accessed via the inner hall on the ground floor, lighting, double radiator, wall mounted electrical systems.

GARDENS AND GROUNDS

The property sits in around 1.5 acres of park-like gardens cleverly designed to provide a great space to enjoy, relax and entertain. . Features include a decked veranda with wooden and glass balustrade offering a lovely spot to sit and eat al fresco, large level area of lawn and a play area. there are paths meandering through the well-thought the garden that is enhanced by the large variation of mature trees, shrubs and plants.

OUTSIDE - FRONT

The property is approached via electric double wooden gates opening onto a block paved drive providing off road parking for multiple vehicles and leading to the double garage. There are further double gates to the other end of the house which provides further parking for multiple vehicles. and access to the gardens.

Gardeners block, providing a shed, work area, with power and water connected, and an WC.

Additional BOILER ROOM with access from the rear of the house, which houses the boiler an heating system for the property. The principle boiler is backed up by a second boiler, in case of breakdown.

DETACHED DOUBLE GARAGE

Twin up and over doors, light and power connected..

Beneath the garage is a cellar room, accessed via small conservatory to the rear. This room houses a diesel powered back up generator that provides electricity to the house in case of power cut.

Council Tax Band: G





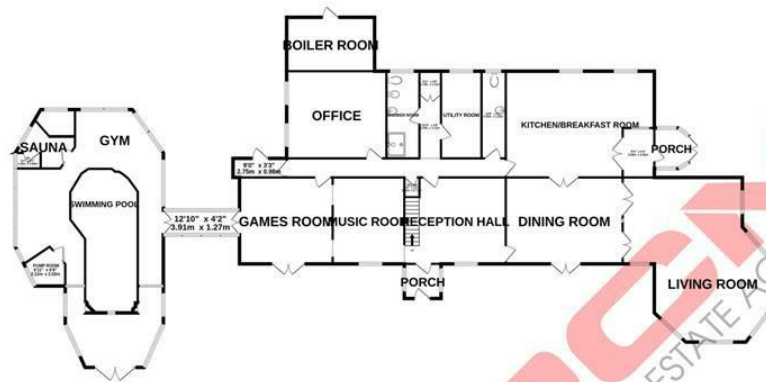


LOWER GROUND FLOOR

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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