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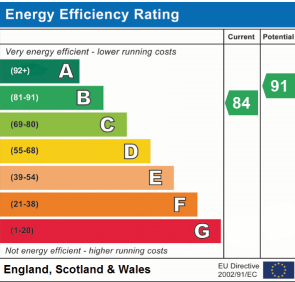
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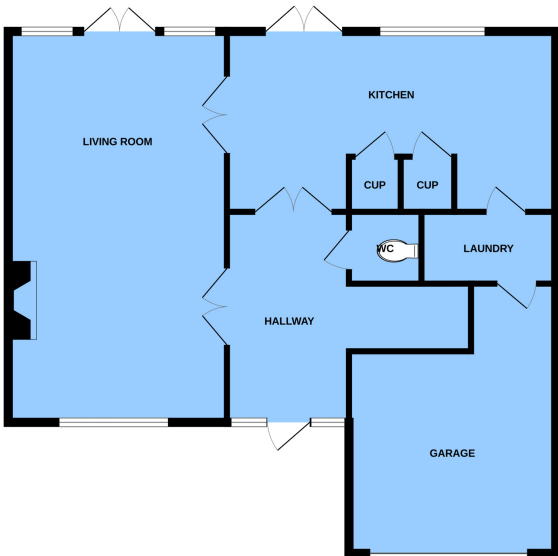
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GROUND FLOOR

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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5 Campkin Gardens, St Leonards-on-Sea, East Sussex TN37 7FD

£575,000

A modern detached family home in immaculate order in a private gated development with four double bedrooms, generous garden and ample parking.

Detached Family Home
Level Garden

4 Bedrooms
Gated Development

2 En-Suites

Ample Parking

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Description

Constructed to a high standard eight years ago, 5 Campkin Gardens enjoys generously proportioned accommodation that is presented in immaculate order throughout. The spacious entrance hall gives access to the impressive reception room that enjoys a double aspect with doors out to the garden and centres around a fireplace. From here another set of double doors lead through to a 21' kitchen that is fully integrated and is an ideal entertaining space. An impressive turn staircase gives access to a spacious part galleried landing leading to the four bedrooms with the master and guest suites enjoying an en-suite, as well as a modern family bathroom. Externally the property enjoys ample off road parking, has an integral garage with a courtesy door into the house. The attractive and levels gardens wrap around the property enjoying a south westerly aspect and a good level of privacy and given its tucked away location, at the bottom of a private gated cul-de-sac, has a very tranquil feel. The property is situated on the northern outskirts of St Leonards and is within close proximity to Bannatynes gym, Beauport Golf Course and a number of supermarkets. The mainline stations at Battle, Hastings and St Leonards Warrior Square offer regular services to London Charing Cross. The property is well served for schooling, both private and comprehensive at primary and secondary school levels and nearby St Leonards offer increasingly popular eateries, bars and restaurants.

Directions

From Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the first exit onto The Ridge. Proceed along and take the fourth turning on the right into Campkin Gardens.

What3Words:///focus.same.fixed

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

with recessed lighting and door to

SPACIOUS HALLWAY

13' 0" x 7' 2" (3.96m x 2.18m) with turn staircase leading to the first floor landing, recessed lighting, double doors to reception room, kitchen and courtesy door to garage.

CLOAKROOM

4' 9" x 4' 6" (1.45m x 1.37m) with wall mounted wash hand basin, wc, part tiled walls and recessed lighting.

LIVING ROOM

24' 11" x 14' 2" (7.59m x 4.32m) a double aspect room with double doors out to the garden, centered around a gas fire, recessed lighting and two sets of double doors leading the hallway and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

21' 0" x 11' 6" (6.40m x 3.51m) with aspect to the rear and double doors leading out to the garden, recessed lighting and fitted with a variety of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers, granite working surfaces incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, electric oven and grill, wine cooler, gas oven with 5 ring hob and extractor over. Space for American fridge/freezer and door to



UTILITY ROOM

with aspect to the side, recessed lighting and fitted with a further range of base and wall mounted kitchen cabinets, large area of granite working surface with stainless steel sink with mixer tap and drainer, space for washing machine and tumble dryer.

FIRST FLOOR LANDING

16' 9" x 7' 5" (5.11m x 2.26m) with window to front, recessed lighting, loft access, airing cupboard and separate storage cupboard.

MASTER BEDROOM

13' 3" x 12' 10" (4.04m x 3.91m) with window to front, recessed lighting, door to

EN-SUITE

9' 2" x 5' 6" (2.79m x 1.68m) with window to side, heated towel rail, part tiled walls, recessed lighting and fitted with a vanity sink unit with his and her sinks. wc and double shower enclosure with Amazon shower.

BEDROOM 2

11' 7" x 11' 3" (3.53m x 3.43m) with window to rear, recessed lighting, mirror fronted fitted wardrobes and door to



EN-SUITE

7' 8" x 3' 2" (2.34m x 0.97m) with recessed lighting, part tiled walls, tiled floor and fitted with a wc, wall mounted vanity sink unit, shower enclosure and heated towel rail.

BEDROOM 3

13' 0" x 10' 9" (3.96m x 3.28m) with window to front, wall of mirror fronted fitted wardrobes.



BEDROOM 4

11' 7" x 11' 0" (3.53m x 3.35m) with window to rear.

FAMILY BATHROOM

8' 6" x 7' 8" (2.59m x 2.34m) with window to rear, part tiled walls, tiled floor, recessed lighting and fitted with a bath, separate shower enclosure, wall mounted vanity sink unit, wc and heated towel rail.

OUTSIDE

To the front is ample parking for three cars and a gate gives access to both sides of the property round to the rear. The rear garden is of a good size, is fence enclosed and has a wrap around patio, an area of lawn and offers a good deal of privacy. There are a number of mature trees, outside tap, power point, outside light.

GARAGE

16' 7" x 13' 3" (5.05m x 4.04m) with remotely operated up and over door, power and light.

COUNCIL TAX

Hastings Borough Council
Band F - £3,689.32

AGENTS NOTE

There is a service charge for maintenance of the gate and private road. Ask the agents for details.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

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.