

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

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your local independent estate agent

www.campbellsproperty.co.uk

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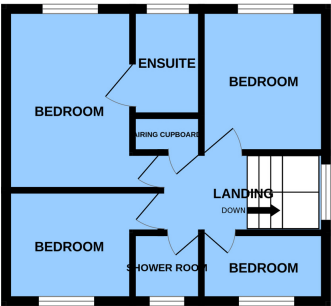
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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16 Marlborough Close ST LEONARDS-ON-SEA, East Sussex TN38 0RY **£489,950 freehold**

A well presented and spacious detached family home in a quiet cul-de-sac location with four/five bedrooms, one/two reception rooms, a garage and south westerly facing garden.

- | | | | |
|----------------------|---------------------------|------------------------------|---------------|
| Detached Family Home | Quiet Cul-De-Sac Location | South Westerly Aspect | Tiered Garden |
| Home Office/Gym | Garage and Parking | 4/5 Bedrooms 1 with en-suite | |

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Description

16 Marlborough Close sits at the head of a popular cul-de-sac on the leafy outskirts of St Leonards. The property itself is presented in very good order, all the principle rooms being of a generous size. The ground floor enjoys an attractive bay fronted living room centered around a fireplace and the kitchen/dining room is a particularly impressive space, the kitchen being fully integrated with shaker style units and modern appliances. The dining area is a wonderful space for entertaining and the room is geared towards family living. There is also a double aspect study which could be used as bedroom 5, as well as a cloakroom and utility room. To the first floor are four bedrooms (three doubles and one single) the master bedroom enjoying an en-suite shower room as well as a family bathroom. Externally the property enjoys ample off road parking and a garage to the front whilst to the rear is a manageable tiered garden that enjoys a south westerly aspect and is perfect for outdoor entertaining. There are two useful outbuildings, one currently used as a shed and the other as a gym that could be used as a home office. The property is located close al local amenities including most major supermarket chains, and many recreational facilities. The area is well served for schools both private and comprehensive at primary and secondary levels, and central St Leonards benefits from a wide range of popular bars and restaurants as well as a mainline station with regular services to London Charing Cross. Viewing is highly recommended.

Directions

From our offices in Battle High Street proceed in a southerly direction taking the 2nd exit at the mini roundabout and the 1st exit at the 2nd mini roundabout. Proceed to the roundabout at Beauport Park taking the first exit onto The Ridge and turning right onto Queensway. Proceed all the way along Queensway until reaching the next roundabout and continue straight ahead into Gillsmans Hill. Continue all the way up Gillsmans Hill turning right at the top at the traffic lights and right into Hollington Park Road. Proceed down Hollington Park Road and turn left into Marlborough Close where the property will be found at the far end.
What3Words:///toys.spices.patio

THE ACCOMMODATION

with approximate room dimensions is approached via an ENTRANCE PORCH with partly glazed door through to

ENTRANCE HALL

with radiator, stairs leading to first floor landing.

CLOAKROOM

with window to side and fitted with a vanity sink unit, wc, laminate flooring and radiator.

STUDY/BEDROOM 5

7' 7" x 6' 2" (2.31m x 1.88m) a double aspect room with windows to front and side, radiator.

LIVING ROOM



16' 7" x 14' 5" (5.05m x 4.39m) into bay window to front centered around a gas fire with granite surround, mantel and hearth.

KITCHEN

18' 9" x 8' 11" (5.71m x 2.72m) with recessed lighting and fitted with a range of shaker style base and wall mounted cabinets incorporating cupboards and drawers with integrated dishwasher, electric oven, grill and microwave oven. There is space for an American style fridge/freezer and areas of wooden working surfaces incorporating a breakfast bar, a ceramic hob with extractor over and a double bowl sink with mixer tap and drainer. There is also an understairs storage cupboard and an opening into

ORANGERY DINING AREA

15' 1" x 12' 3" (4.60m x 3.73m) a double aspect room with atrium roof, laminate flooring, recessed lighting, and double doors giving access into a

GAMES ROOM/BAR

36' 5" x 20' 1" (11.10m x 6.12m) max of irregular shape, door to driveway, exposed brick walls, exposed timbers, wood panelling, bar with multiple power points, spaces for fridges, ornamental fireplace and double doors leading out to a raised decked area and the rear garden. This is a substantial area ideal for entertaining or other recreational activities.



HALF LANDING

with window to side.

FIRST FLOOR LANDING

with loft access and airing cupboard.

BEDROOM 1

13' 10" x 10' 6" (4.22m x 3.20m) with window to front, door to



EN-SUITE BATHROOM

8' 2" x 4' 9" (2.49m x 1.45m) with window to front, tiled floor and fitted with a shower cubicle, vanity sink unit, wc, heated towel rail.

BEDROOM 2

10' 7" x 9' 4" (3.23m x 2.84m) with window to front.

BEDROOM 3

9' 5" x 7' 10" (2.87m x 2.39m) with window to rear.

BEDROOM 4

10' 2" x 6' 4" (3.10m x 1.93m) with window to rear, fitted wardrobes.

FAMILY SHOWER ROOM

with window to rear and fitted with a large shower unit with electric shower, vanity sink unit, wc, heated towel rail.

SINGLE GARAGE

17' 8" x 9' (5.38m x 2.74m) with up and over door, power and light and door to rear.

OUTSIDE

The property is approached via a block paved driveway that provides off road parking for several cars and leads to the garage. There is a gated side access which leads round to the rear garden. The rear garden is separated into several tiers and is geared towards outdoor entertaining and dining enjoying a south westerly aspect. On the first level are two separate seating areas, one off the utility room and then a raised walk way leads to another area from the games room/bar. Steps lead down to the lower area which is astro-turfed where there are two outbuildings, one currently used as a tool shed and the other as a gym, this could easily be used as a home office or studio.

COUNCIL TAX

Hastings Borough Council
Band E £3,121.73

NOTE

The property has been fitted with solar panels with a battery storage system.

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.