

**RUSH
WITT &
WILSON**



**Plot D8, 16 Archery Road, St. Leonards-On-Sea, East Sussex TN38 0NB
£445,000**

These prestigious new build townhouses are sympathetically designed to the historical surroundings and beautiful location close to the seafront, mainline railway station and the picturesque St Leonards Gardens. Archery Gardens are nine elegant new homes available with beautifully presented and appointed accommodation arranged over three floors enjoying impressive versatility with high specification finish including Bosch appliances, CAT 5 wiring, high speed fibre broadband, Moduleo flooring and new carpets together with parking to the rear, a handsome landscape garden to the rear. The accommodation is light and bright boasting an entrance hall, cloakroom/wc, open plan fitted kitchen and diner, beautiful main reception room with bi-fold doors onto the rear garden, four double bedrooms, fitted wardrobes, two en-suite as well as a family bathroom/wc and the master bedroom enjoys a fantastic balcony terrace. The property is packed with features, built to a classical design with a 10 year warranty the builders have designed these to be luxurious, welcoming and they enjoy views of the grounds and development and some offering sea views beyond. Considered to be the perfect hideaway from the hustle and bustle of St Leonards whilst offering easy access to all the local amenities, early viewings are strongly encouraged. Help to Buy available.



Entrance Hall

Part glazed entrance door to front, entrance mat, Moduleo flooring, radiator, coved ceiling, ceiling spotlights, carpeted stairs rising to:

Cloakroom/WC

Double glazed opaque window to front, suite comprising of a floating vanity wash hand basin with cupboards set below and an open flow mixer tap, low level wc with dual flush, radiator, Moduleo flooring, part tiled walls, extractor fan, ceiling spotlights.

Open Plan Kitchen/Diner

13'1" x 18'4" (4 x 5.6)
Accessed via feature part glazed double doors. Affording a generous dining space with double glazed bay windows to front overlooking the green space of the development, further double glazed window to side providing the room with a light double aspect, ample space for table and chairs, radiator. Modeleo flooring, open plan to a bespoke kitchen offering a comprehensive range of gloss soft close wall and base units with generous eye level cabinets with under cupboard LED lighting, quartz work surfaces, one and a quarter bowl sink unit with recessed drainer and mixer spray, fitted five ring Bosch FlameSelect hob with extractor above and fan assisted oven set below, further eye level fan assisted oven and eye level fitted microwave, fitted and concealed dishwasher, fitted and concealed fridge and freezer, coved ceiling, ceiling spotlights, continuation of the Moduleo flooring.

Reception Room

15'1" x 15'1" (4.6 x 4.6)
Double glazed windows to side and rear, double glazed bi-fold doors to rear providing views and access onto the rear garden, carpet as laid, coved ceiling, ceiling spotlights, radiator.

Landing

Coved ceiling, ceiling spotlights, wall mounted thermostat control, radiator, stairs rising to the second floor, doors off to the following:

Bedroom Two

16'0" x 11'1" (4.9 x 3.4)
Double glazed twin sash windows to rear providing more elevated views towards the sea, radiator, carpet as laid,

coved ceiling, ceiling spotlights, range of fitted wardrobes with hanging space and shelving above with sliding mirrored doors, access through to:

En-Suite

8'6" x 2'11" (2.6 x 0.9)
Generous walk-in shower cubicle with fixed and handheld shower heads, floating vanity wash hand basin with open flow mixer tap, low level wc with dual flush, laddered heated towel rail, part tiled walls, shaver socket point, fitted mirror with light, extractor fan, ceiling spotlights.

Bedroom Three

16'0" x 8'6" (4.9 x 2.6)
Double glazed sash window to side, double glazed sash window w to front enjoying a more elevated view onto the development with sea views set beyond, carpet as laid, coved ceiling, access to loft space, radiator, range of fitted wardrobes providing hanging and shelving space.

Family Bathroom/WC

7'6" x 11'9" (2.3 x 3.6)
Contemporary suite comprising of an enclosed bath with open flow mixer tap and an independent shower set above with fitted shower screen, floating vanity wash hand basin with open flow mixer tap and drawers set below, low level wc with dual flush, tiled floor, laddered heated towel rail, part tiled walls, shaver socket point, fitted mirror with feature lighting, extractor fan, ceiling spotlights.

Landing

Coved ceiling, ceiling spotlights, carpet as laid, stairs rising to the third floor, doors off to the following:

Master Bedroom

18'4" x 12'5" (5.6 x 3.8)
Double glazed sash window to rear and double glazed door to rear leading out to a feature external balcony with tiled flooring, safety glass and attractive views. The master bedroom offers a range of fitted wardrobes with hanging rail and shelving with sliding mirrored doors, carpet as laid, radiator, coved ceiling, ceiling spotlights, door leading through to:

En-Suite

8'6" x 4'11" (2.6 x 1.5)
Generous walk-in double shower cubicle with fixed and

handheld shower heads, floating vanity wash hand basin with open flow mixer tap and cupboard set below, low level wc with dual flush, laddered heated towel rail, attractive tiling, shaver socket point, fitted mirror with lighting.

Bedroom Four

16'0" x 8'6" (4.9 x 2.6)
Double glazed sash window to side and two double glazed sash windows to front overlooking the green space of the development with angled views to the sea, radiator, carpet as laid, coved ceiling, range of fitted wardrobes providing hanging and shelving space with sliding mirrored doors.

Outside

Front Aspect

Paved Frontage, with green space and pathway

Rear Garden

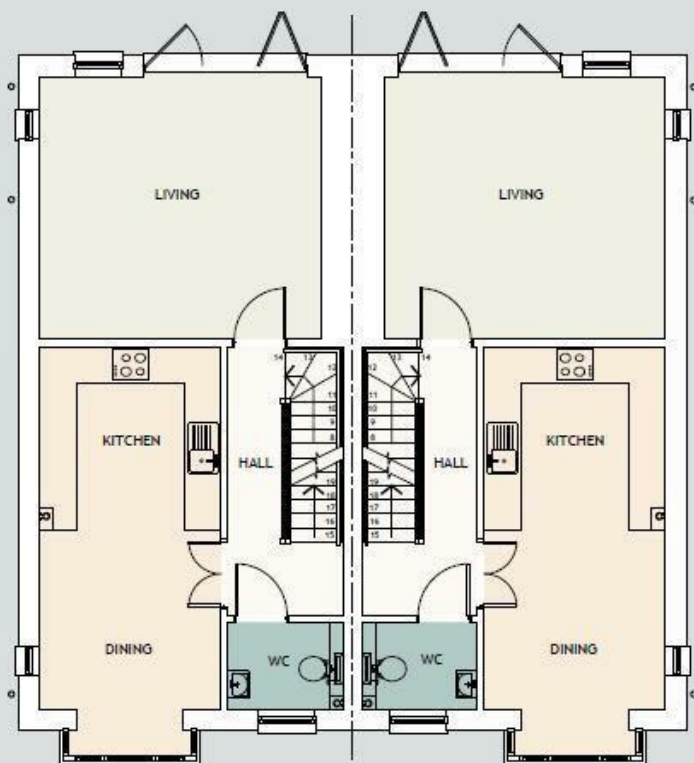
Patio area to the immediate rear with an area of lawn set beyond, close board timber fencing/wall to its boundaries, attractive flower beds.

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.

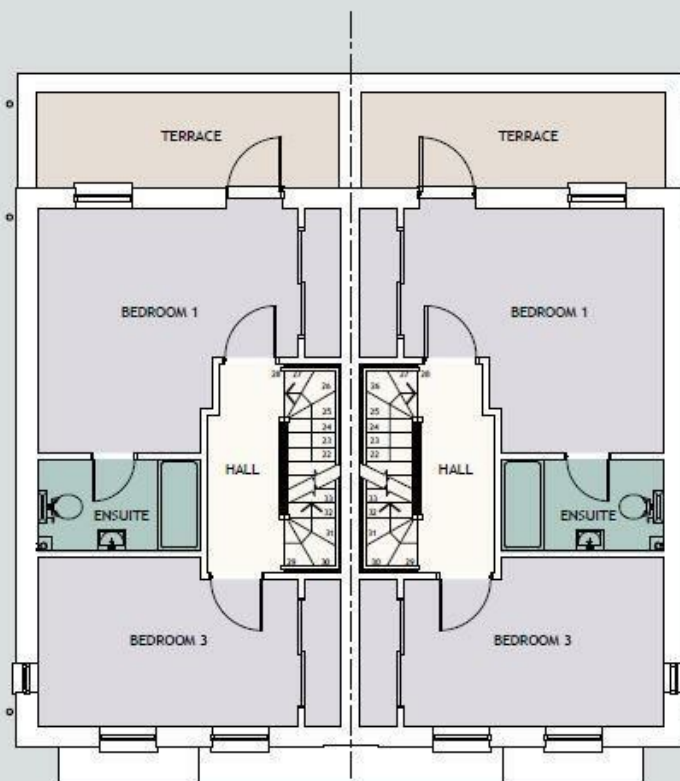




Ground Floor

Ground Floor

Living Room 4605 x 4310mm
 Kitchen 3160 x 2970mm
 Dining Room 3535 x 2970mm
 WC XXX x XXXmm



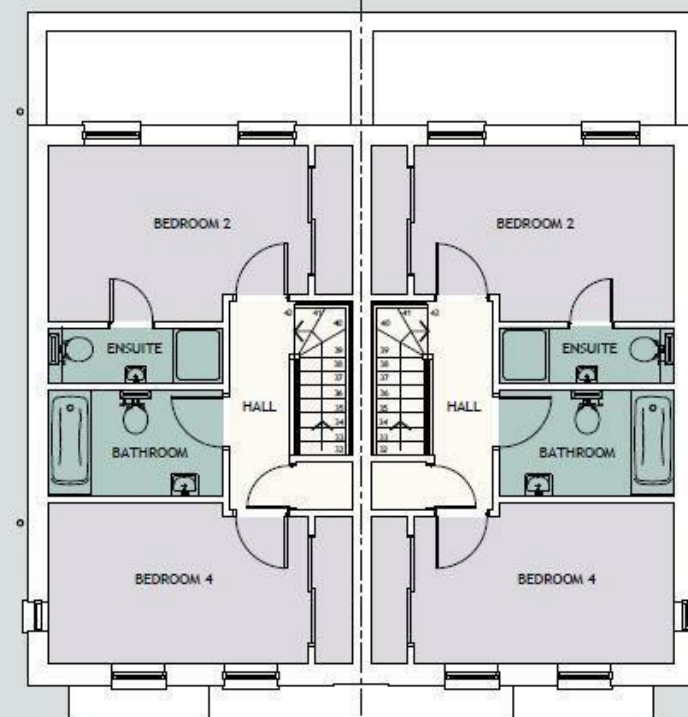
First Floor

First Floor

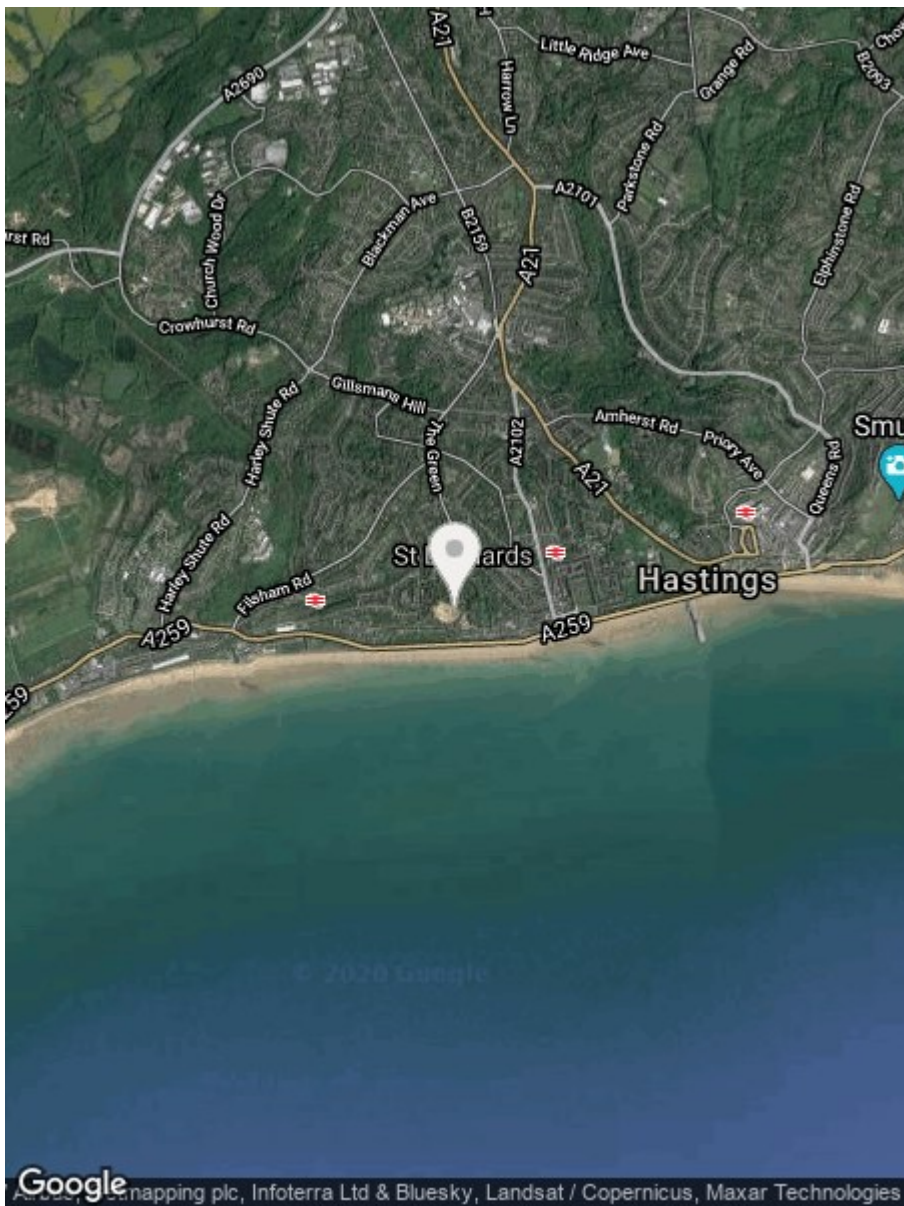
Bedroom 1 4970 x 3995mm
 Ensuite XXX x XXXmm
 Bedroom 3 4970 x 2765mm


Second Floor


Bedroom 2 4970 x 2860mm
 Ensuite XXX x XXXmm
 Bedroom 4 4970 x 2650mm



Second Floor



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		
England & Wales	EU Directive 2002/91/EC 	

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