

**RUSH
WITT &
WILSON**



**5 Eden Glen, St. Leonards-On-Sea, East Sussex TN38 0SE
£575,000**

NOW TAKING RESERVATIONS & VIEWINGS ARE BY APPOINTMENT FOR THESE PRESTIGIOUS BRAND NEW CHAIN FREE 4 & 5 BED DETACHED HOUSES – FULL VIDEO TOUR WITH FURTHER INFORMATION IS AVAILABLE TO WATCH ONLINE. - WE HAVE JUST TAKEN PHOTOS OF THE DEVELOPMENT AND YOU CAN NOW VIEW THE SITE AND THE HOUSES TO LOOK AT THE SIZE, LAYOUT AND THE LOCATION OF THE DEVELOPMENT - IF YOU HAVE A PROPERTY TO SELL YOU STILL HAVE TIME TO VISIT, MAKE A RESERVATION AND THEN SELL YOUR HOME.



Description

Eden Glen is an exciting collection of 7 attractive new build detached property's nestled within an amazing woodland setting. The designs of the layout are very much in line with modern living boasting well-appointed accommodation over both floors with each design offering a light, bright aspect. The layout will offer entrance hall, cloakroom w/c, fully fitted contemporary open plan kitchen/dining room with bi-fold doors onto the gardens which all benefit from a woodland setting as well as a separate utility room. To the first floor a master bedroom with en-suite shower room, three further bedrooms and family bathroom suite all will offer a modern bespoke finish. The gardens will offer Indian sandstone and will be laid to turf with close board timber fencing to boundaries. All windows and doors will be UPVC together with maintenance free UPVC weatherboarding. Set privately via a gated entrance the development is perfectly positioned to offer a tranquil setting whilst ideally placed centrally for a choice of amenities, schooling, bus routes and road links with a choice of three local train stations found close by (West St Leonards 0.8 miles, St Leonards Warrior Square 1 mile and Hastings 1.6 miles) with services to Ashford International and London. These impressive homes within this unrivalled position are currently under construction and early reservations can be secured from now on whilst under construction. As instructed sole agents we would recommend making a reservation early as impressive developments of such distinction are seldom available to buy.

Location

Set privately via a gated entrance within a woodland setting EDEN GLEN is an exciting brand new development of 7 executive detached houses offering a secluded position within St Leonards. Found just off Gillsmans Hill the development is perfectly and privately situated for an ease of access to local amenities, bus routes and road links.

St Leonards

A rich mixture of maritime culture, countryside and creativity. Adjoining Hastings to the west, St Leonards on Sea featuring the classical elegance of James Burton architectural designs. The Burton family were in fact responsible for creating St Leonards, as well as many of London's famous squares and Palm House in Kew Gardens. Weekends in St Leonards can be spent browsing the antique shops and vintage markets of Kings road and Norman road recently named 'the new Portobello Road-on sea by the Times newspaper. This area is also home to a variety of restaurants with menus from around the world.

Hastings

The beautiful, historical town of Hastings boasts level promenade, joining the old town to the east with the bustling contemporary shopping Town Centre in the middle and St Leonards to the west. Following the arrival of the Jerwood Gallery, the town has also become a popular residence for London's creatives, encouraging an influx of stylish boutiques, creative workshops and independent galleries.

Explore the Charming Old Town

Nestled between the East and West hills, Hastings Old Town is a charming mix of half-timbered houses, narrow streets and passageways. There is also a wealth of wine bars and restaurants and the area has one of the best local music scenes in the country. Local museums recall old seafaring days and stories of sunken ships and smugglers, while the impressive tall black huts of Hastings Fish Market continue to display their daily catch.

From the east of the Hastings seafront, one can explore the beautiful Hastings country park, which extends all the way to Fairlight. The park is serviced by the funicular railway, which transports visitors up East Hill to Hastings castle and for views over the Old Town and coast.

Visit the Vibrant Seafront

With a busy shopping centre offering high street names, as well as eateries, cafe's and a cinema, Hastings seafront offers contemporary culture alongside a coastal lifestyle.

The newly renovated award-winning Hastings Pier offers outdoor entertainment, restaurants and an interactive exhibition, as well as the fun of a traditional seaside experience.

Visit Nearby Battle

The area of Hastings is home to a rich history and just a short drive from the development you will find the ancient market town of battle. Here you can explore the historic Battle Abbey and the 1066 battle ground, as well the towns tea rooms, coffee shops and independent retailers

Travel

St Leonards, Hastings and nearby Battle boats good road and rail links to London, Ashford international station and all nearby major towns and cities, including Eastbourne, Brighton and Tunbridge Wells. Rail – West St Leonards 0.8 Miles away, St Leonards Warrior Square 1 mile away, Hastings 1.6 miles away with services to London approx. 1 hour 30 minutes. M25 39 miles away & Gatwick airport 45 miles away

By Sea

The development is close enough to the local ports of Dover and Newhaven to make cross-channel travel easily accessible.

Schools (within approx 2 mile radius)

Good local primary and secondary schools plus a choice of academies and well regarded local independent schools, make St Leonards the ideal place for families to experience the benefits of a local lifestyle. Primary Schools (14) Secondary (5) Colleges (2) and nurseries (6)

Specification

Roof 4 Bed Houses Tiled & 5 Bed houses slate
Windows and External doors Double Glazed UPVC
Weatherboard UPVC Maintenance free
Bricks Cassandra make
Patios & Pathways Indian Sandstone (on 5 Bed possible decking TBC)
Parking/Drive Porous paving bricks
Gardens Fully turfed
Fencing Close board timber fencing to sides and rear
Flooring Downstairs and Bathrooms 'clic' Amtico style flooring. Upstairs and staircase fully carpeted.
Kitchen Fully integrated contemporary design with all standard appliances fitted
Utility Room Fully integrated contemporary design with all standard appliances fitted
Bathrooms Contemporary design fully fitted with local tiling
Internal doors Contemporary design
Skirting/Architrave Contemporary design
Heating Individually controlled underfloor downstairs, conventional upstairs. Heated towel rails
Staircases Oak and Glass design

Entrance Hallway

14'4 x 7' (4.37m x 2.13m)

Cloakroom/WC

6'2 x 3'9 (1.88m x 1.14m)

Lounge

14'7 x 12'1 (4.45m x 3.68m)

Dining Room

13'7 x 12'4 (4.14m x 3.76m)

Kitchen

11'4 x 11'1 (3.45m x 3.38m)

Utility Room

7'5 x 5'9 (2.26m x 1.75m)

Master Bedroom

13'7 x 13'5 (4.14m x 4.09m)

En-Suite

9'8 x 3'2 (2.95m x 0.97m)

Bedroom Two

11'8 x 10'2 (3.56m x 3.10m)

Bedroom Three

10'6 x 9'4 (3.20m x 2.84m)

Wardrobes

6'3 x 2'9 (1.91m x 0.84m)

Bedroom Four

11'7 x 5'9 (3.53m x 1.75m)

Wardrobes

4'2 x 1'5 (1.27m x 0.43m)

Agents Note

Subject to agreed budgets early reservations will allow buyers to select finishes, early reservations can be secured with a £10,000 non refundable deposit.

Subject to planning Eden Glen will have Video and remote security gate access.

Buyers will become equal members of the management Company who will own the woods on the road side of the houses which can be used by all owners.

Bin store will be just inside the entrance of the right hand side.

Pre installed wiring to enable installation of electric car charging point.

Pictures of finish available upon request as are examples of previous builds by the developer.







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