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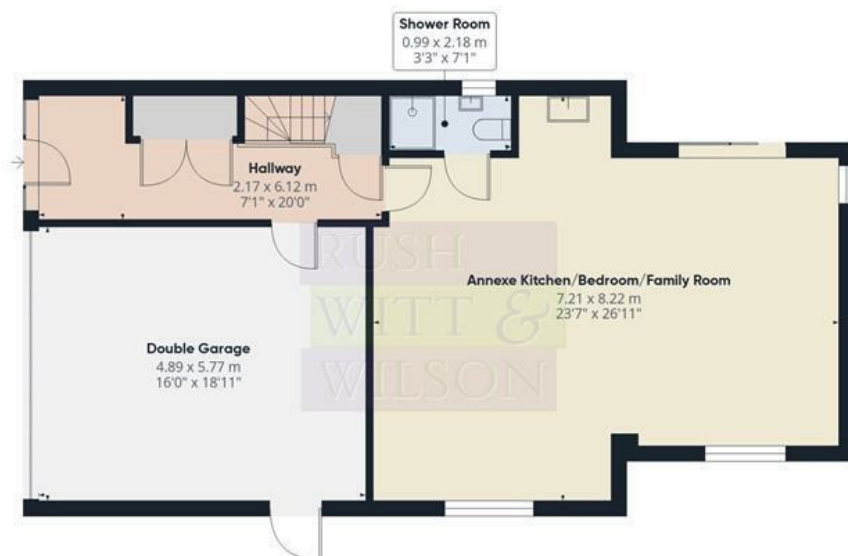
17 Amsterdam Way, St. Leonards-On-Sea, East Sussex TN38 8DZ
Price Guide £675,000 Freehold

An exceptional opportunity to acquire one of just two individually designed luxury homes, enjoying an elevated position within an exclusive private cul-de-sac with breathtaking south-facing panoramic sea views. Offering over 250 sq.m. of beautifully appointed accommodation, these outstanding properties have been built using traditional block and beam construction, exceeding current building regulations and finished to an exceptional standard. A welcoming entrance hall with bespoke storage leads to a versatile ground floor featuring a luxury shower room, utility room with annexe kitchen, a substantial bedroom/family room opening onto the garden, and an integral double garage with EV charging point. The magnificent first floor is the heart of the home, showcasing a bespoke shaker-style kitchen with quartz worktops and integrated Neff appliances, flowing into an impressive open-plan living and dining area. Full-width aluminium doors open onto a porcelain-tiled balcony with glass balustrading, perfectly framing the spectacular coastal views. Bedroom two and a separate WC complete this floor. The upper level offers three generous bedrooms, including a stunning principal suite with uninterrupted sea views, fitted his-and-hers wardrobes and a luxurious en-suite. A beautifully appointed family bathroom with freestanding bath and separate walk-in shower serves the remaining bedrooms. Further features include a Mitsubishi air source heat pump, high-speed fibre broadband, Karndean oak flooring, solid oak internal doors, quality carpets and tiling, and a 10-year structural warranty. Outside, the landscaped south-facing garden has been designed for low-maintenance living with artificial lawn, oak sleeper borders and Indian sandstone terraces, while the block-paved driveway provides ample parking. Ideally positioned between Hastings and Bexhill, with the beach just a two-minute walk via Bridge Way, these remarkable homes combine luxury, energy efficiency and outstanding homes.









Floor 0



Floor 1

Approximate total area⁽¹⁾

229 m²

2465 ft²

Balconies and terraces

22.6 m²

243 ft²

Reduced headroom

2.3 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

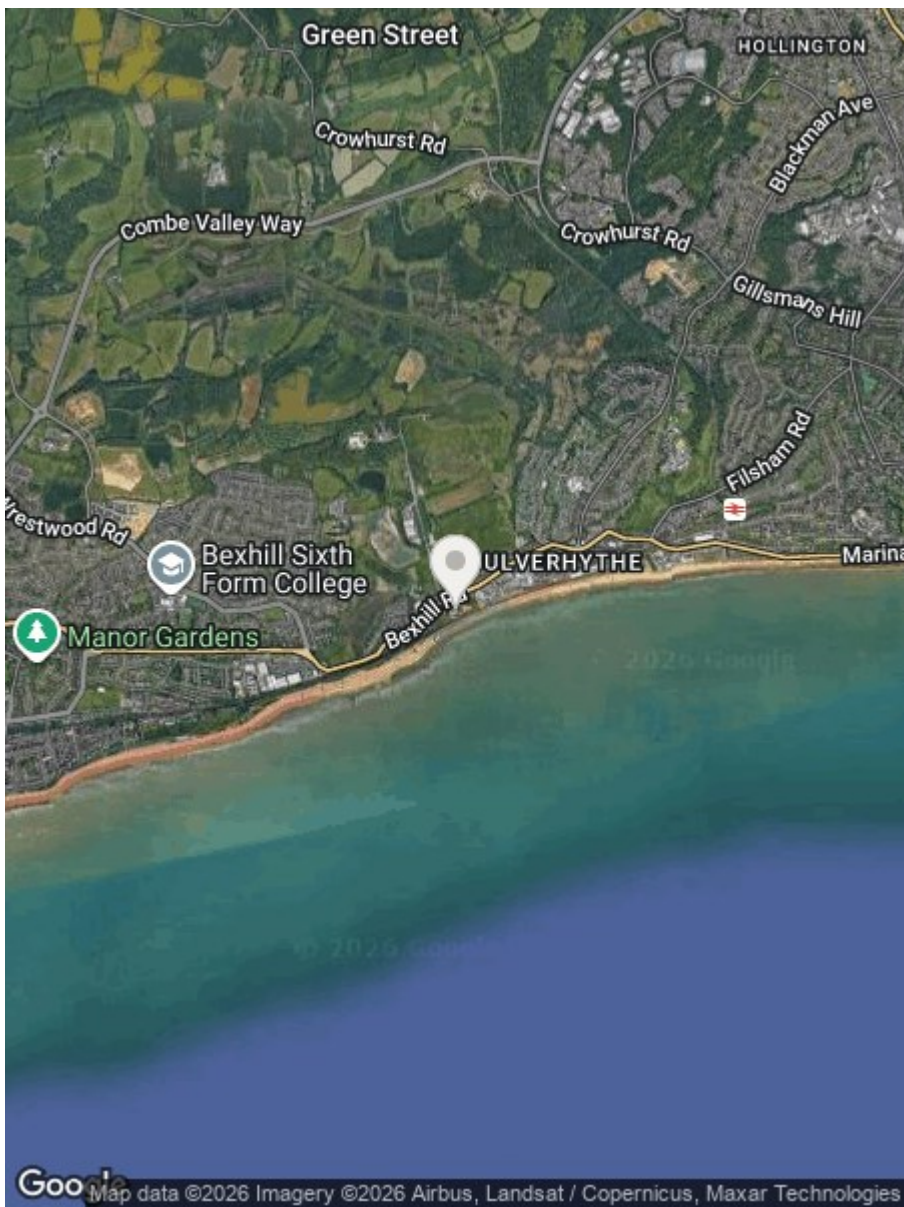
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2





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	

Council Tax Band - TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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