



ESTATE AGENTS

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Guide Price £700,000

GUIDE PRICE £700,000 to £750,000

An EXCEPTIONAL DETACHED FIVE BEDROOM EXECUTIVE FAMILY HOME in a Prestigious Private Development. Constructed in 2014, the property has been thoughtfully designed with HIGH QUALITY FINISHES throughout, creating an impressive and welcoming home ideal for family living.

Tucked away within a highly sought-after private development on the Northern outskirts of Hastings, this executive FIVE BEDROOM DETACHED RESIDENCE offers the perfect balance of MODERN LUXURY, generous proportions, and everyday practicality.

From the moment you step inside, the sense of space and refinement is immediately apparent. The reception hallway opens into a DUAL ASPECT LIVING ROOM, complete with a FEATURE FIREPLACE and WOOD BURNING STOVE, providing a warm and inviting setting for relaxation. Double doors flow seamlessly through to the heart of the home, a SPECTACULAR OPEN PLAN KITCHEN and DINING SPACE, perfect for entertaining. This space is fitted with sleek, modern cabinetry, INTEGRATED APPLIANCES and a central island with breakfast bar. BI-FOLDING DOORS extend the living area onto the garden, blurring the boundaries between inside and out. A separate UTILITY ROOM, handy CLOAKROOM and INTEGRAL GARAGE complete the ground floor.

The GALLERIED LANDING leads to FIVE GENEROUS SIZED DOUBLE BEDROOMS, each beautifully presented. Two of the bedrooms boast stylish EN SUITE shower rooms, while the remaining bedrooms are served by a contemporary family bathroom with both a bath and separate shower enclosure. To the rear, the property enjoys a LOVELY GREEN OUTLOOK across the neighbouring countryside, further enhancing the sense of peace and privacy.

Outside, the LANDSCAPED REAR GARDEN has been designed with low maintenance in mind, offering a combination of patio, lawn, and a decked side garden that captures the evening sun, perfect for entertaining or relaxing after a long day. At the front, a driveway provides OFF ROAD PARKING for four vehicles, with the added benefit of a pod point electric car charging station and access to the GARAGE via an electric door.

Positioned close to highly regarded primary and secondary schools, with

excellent transport links via the A21 and easy access to the nearby villages of Westfield and Three Oaks, this home combines a convenient setting with all the comforts of executive living.

DOUBLE GLAZED FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALL

Solid oak staircase ascending to the upper floor accommodation, oak flooring with underfloor heating, down lights, ample storage space, doors to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin with mixer tap, chrome ladder style heated towel rail, oak flooring with underfloor heating, double glazed window to front aspect.

LIVING ROOM

21'9 x 13'6 (6.63m x 4.11m)

Continuation of the oak flooring with underfloor heating, television point, brick fireplace having brick hearth with oak wooden mantle and inset wood burning stove, dual aspect with double glazed window to front and two double glazed windows to side, partially glazed French doors opening to:

IMPRESSIVE KITCHEN-DINING ROOM

29'3 x 15'8 narrowing to 12'8 (8.92m x 4.78m narrowing to 3.86m)

Continuation of the oak flooring with underfloor heating, impressive open plan reception space, dual aspect with double glazed windows to side and rear aspects, double glazed French doors to rear aspect opening onto the garden. Ample space for dining table, built with a matching range of eye and base level cupboards and drawers having soft close hinges and stone countertops and tiled splashbacks, plinth LED lighting, space for further appliance, central island with breakfast bar seating area, Bosch four ring induction hob with double oven, sunken one & ½ bowl sink with mixer tap and moulded drainer into the counter top, space for dishwasher, integrated fridge freezer, door to:

UTILITY

15'2 max x 6'7 max (4.62m max x 2.01m max)

Continuation of the oak flooring with underfloor heating, large built in cupboard, door to integral garage, further range of eye and base level cupboards with soft

close hinges and stone countertops, matching upstands, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, double glazed window to rear aspect with views onto the garden, double glazed door opening to side aspect providing access to the side garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, coving to ceiling, radiator, double glazed window to front aspect.

MASTER BEDROOM

15'6 x 13'6 (4.72m x 4.11m)

Built in wardrobe with mirrored sliding doors, radiator, double glazed window to rear aspect having lovely views onto the garden, door to luxury en-suite and further door to:

DRESSING ROOM/ WALK-IN-WARDROBE

7'2 x 4'8 (2.18m x 1.42m)

Fitted with shelving and hanging rails.

EN SUITE

8'3 x 6' (2.51m x 1.83m)

Tiled flooring with underfloor heating, chrome heated towel rail, partially aquaborded walls, walk in shower with chrome shower fixing, waterfall shower head and further hand-held shower attachment, wall mounted vanity enclosed wash hand basin with mixer tap, dual flush low level wc, down lights, extractor fan for ventilation, double glazed obscured glazed window to side aspect.

BEDROOM

12'3 x 10'1 (3.73m x 3.07m)

Fitted wardrobes with mirrored sliding doors, radiator, double glazed window to rear aspect with views onto the garden, door to:

EN SUTE

6'1 x 6' (1.85m x 1.83m)

Tiled flooring with underfloor heating, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, corner walk in shower enclosure with shower, heated towel rail, extractor fan for ventilation, double glazed obscured glass window to side aspect.

BEDROOM

13'7 x 10'5 (4.14m x 3.18m)

Radiator, fitted wardrobes with mirrored sliding doors, double glazed window to front aspect.

BEDROOM

11'6 x 10'2 (3.51m x 3.10m)

Radiator, double glazed window to front aspect.

BEDROOM

12'2 x 11'5 (3.71m x 3.48m)

Radiator, open wardrobe with hanging rails and shelving, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap, separate walk in shower, chrome shower fixing, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, tiled flooring with underfloor heating, extractor fan for ventilation, double glazed obscured glass window to side aspect.

GARAGE

21' max x 10'2 (6.40m max x 3.10m)

Wall mounted boiler, Megaflo pressured system, electric up and over door, power and light, double glazed window to side aspect, door to utility room.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles.

REAR GARDEN

Wrap around garden with a stone patio abutting the property which then opens up onto a section of lawn, fenced boundaries, further decked patio seating area offering a private and secure pleasant outlook over trees at the rear, gated side access to front, outside lighting, outside power point, water tap, ample space to eat al-fresco and entertain, whilst also being perfect for families with children.

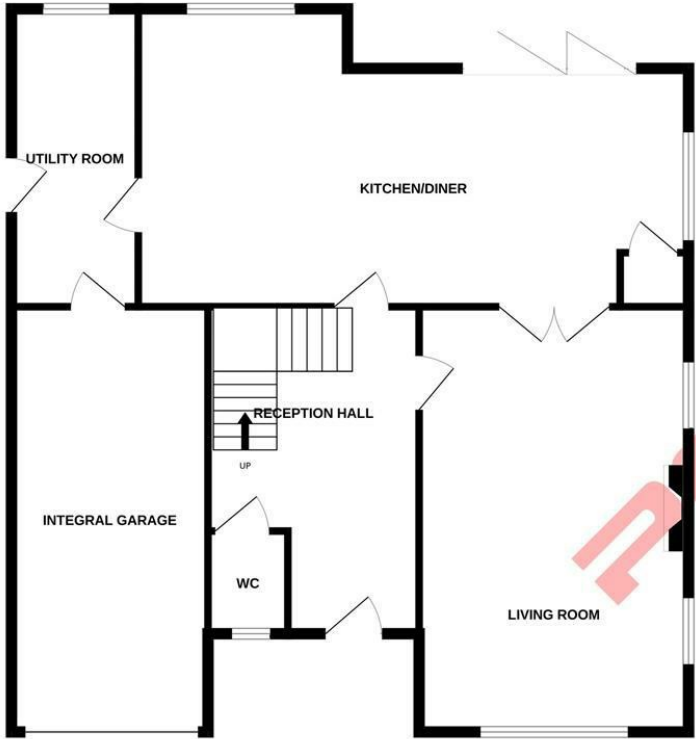
Council Tax Band: G



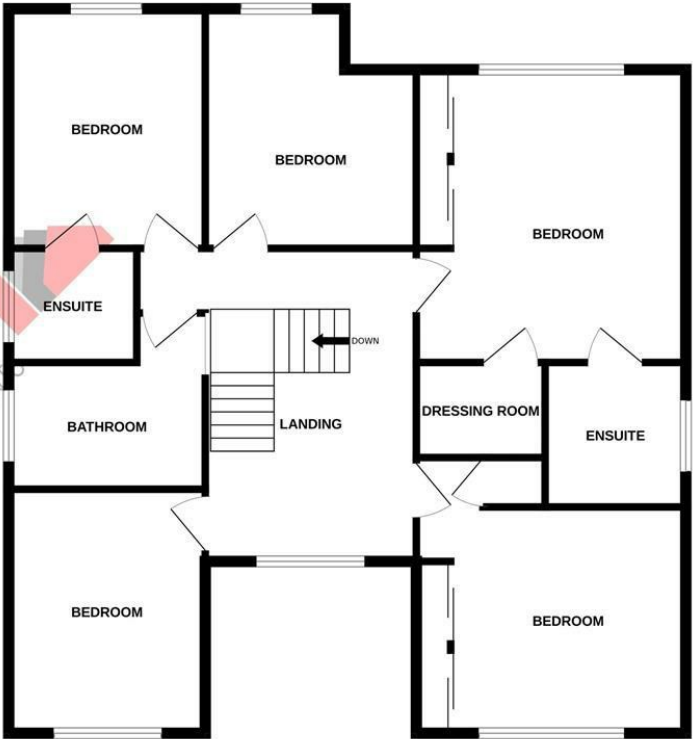




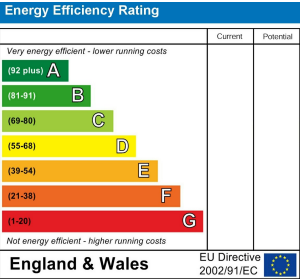
GROUND FLOOR



1ST FLOOR



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