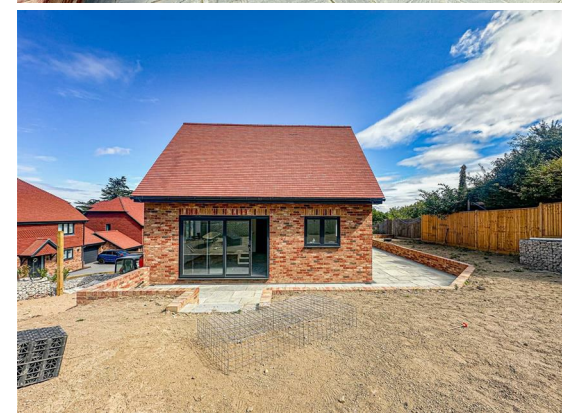




ESTATE AGENTS

**12 Bradshaw Close, Winchelsea Road, Guestling, TN35
4LW**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £625,000

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire a BRAND NEW, THREE STOREY, THREE/ FOUR BEDROOM EXECUTIVE DETACHED FAMILY HOME, forming part of this new development on the outskirts of Hastings. The property occupies a lovely position with some FAR REACHING VIEWS from various positions within the property.

The property offers adaptable accommodation over three floors comprising a welcoming entrance hall, ground floor BEDROOM/ STUDY and a SHOWER ROOM to the ground floor. On the first floor there is a hallway providing access to an OPEN PLAN KITCHEN-DINING-FAMILY ROOM with views and access onto the lovely garden, separate LIVING ROOM/ OPTIONAL BEDROOM, bathroom and a UTILITY, whilst to the second floor there are TWO GENEROUS EN-SUITE DOUBLE BEDROOMS. The property has double glazed windows throughout and UNDERFLOOR HEATING to the ground and first floor accommodation, with heating via radiators to the second floor.

Externally the property has a DOUBLE CAR BARN providing OFF ROAD PARKING and a neatly LANDSCAPED GARDEN with a wrap around sandstone patio and also an external bicycle/ garden furniture store located at the side.

Offered to the market with a 10 YEAR PROTEK BUILD WARRANTY and having been finished to an exceptional standard throughout.

Please call the owners agents to book your viewing and avoid disappointment.

NOTE

Please note that the finished images of the exterior are CGI and a fair representation of what the property will look like when finished.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Contemporary staircase with glass rising to upper floor accommodation, underfloor heating, double glazed window with frosted glass to the side, doors to:

BEDROOM

12'4 x 10'7 (3.76m x 3.23m)

Dual aspect with double glazed windows to front and side, underfloor heating.

SHOWER ROOM

7'3 x 6'5 (2.21m x 1.96m)

Walk-in shower, wall hung wc, wall hung vanity enclosed wash hand basin with mixer tap, wall mounted mirror, extractor for ventilation, down lights, heated towel rail, underfloor heating.

FIRST FLOOR LANDING

Contemporary staircase with glass rising to the second floor, down lights, storage cupboard, doors to:

KITCHEN-DINING ROOM

24' x 17' (7.32m x 5.18m)

Double glazed windows to front and rear, double glazed sliding patio doors to the side aspect opening to the garden, underfloor heating.

LIVING ROOM

15' x 12'3 (4.57m x 3.73m)

Down lights, Velux windows to front and side elevation having lovely far reaching views, underfloor heating.

BATHROOM

10' x 6'8 (3.05m x 2.03m)

Contemporary bathtub with mixer tap and shower attachment, wall hung vanity enclosed wash hand basin with mixer tap, low level wc, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

UTILITY CUPBOARD/ WC

7' x 3' (2.13m x 0.91m)

Down lights, wall mounted consumer unit for the electrics, underfloor heating.

SECOND FLOOR LANDING

Leading to:

BEDROOM

16'5 narrowing to 11'5 x 14'3 (5.00m narrowing to 3.48m x 4.34m)

Down lights, two double radiators, fitted wardrobe, double glazed windows to front aspect with far reaching views between neighbouring properties, door to:

EN-SUITE

Part tiled walls, tiled flooring, heated towel rail, walk-in shower with rain style shower head and hand held shower attachment, wall hung vanity enclosed wash hand basin with mixer tap and tiled splashbacks, dual flush low level wc, down lights, extractor for ventilation, wall mounted mirror, double glazed frosted glass window to side aspect.

BEDROOM

15' x 11'5 (4.57m x 3.48m)

Radiator, down lights, fitted wardrobes, double glazed Velux style window to front aspect, further double glazed window to side with far reaching views, door to:

EN-SUITE

Walk-in shower, wall hung vanity enclosed wash hand basin with mixer tap and tiled splashback, low level wc heated towel rail, tiled flooring, part tiled walls, wall mounted mirror, double glazed window with frosted glass to side aspect.

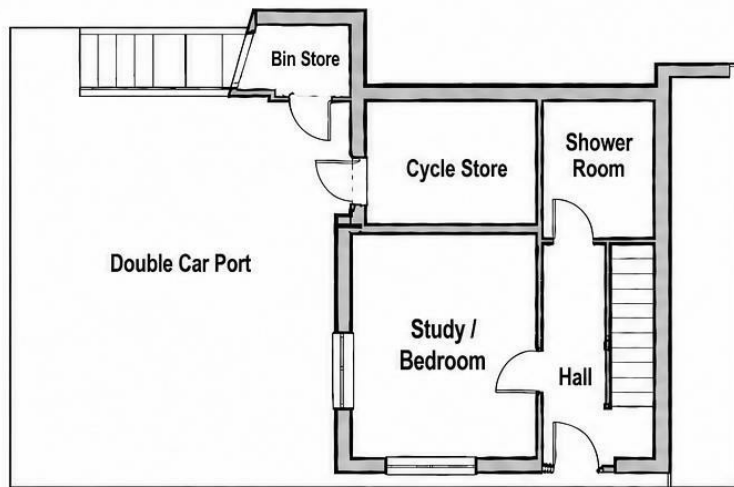
REAR GARDEN

Sandstone patio abutting the property, area of lawn, ample space to eat alfresco and entertain, also providing an ideal space for families. The garden also wraps around the side elevation of the property, an outside water tap and there is an external cupboard measuring 10' x 5'5 with power and light.

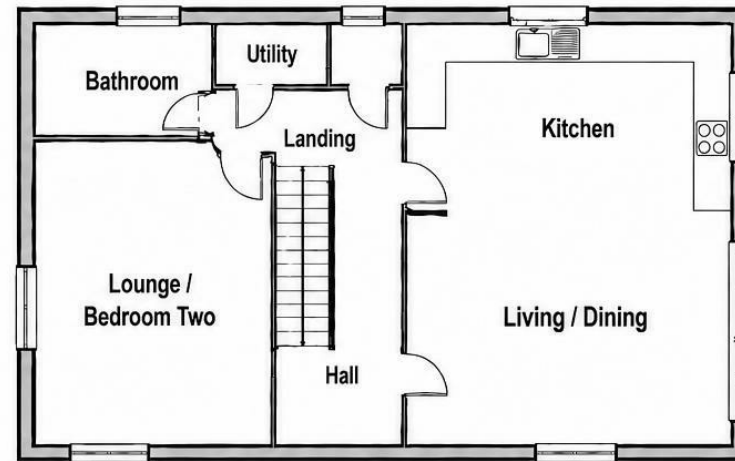
CAR BARN

Providing off road parking.

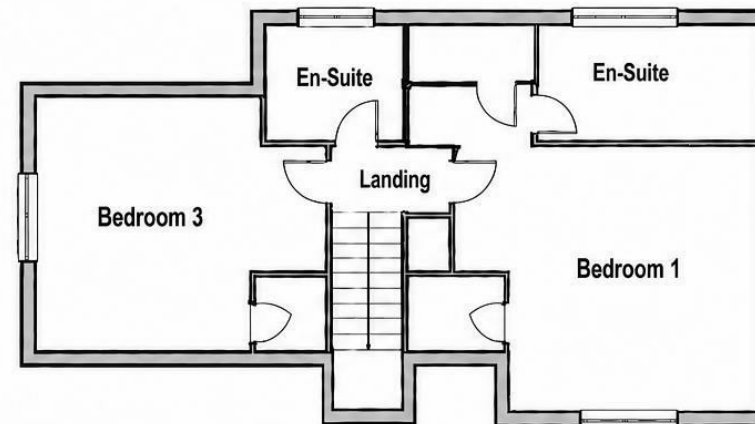




LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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		