



IRONLATCH

ST LEONARDS-ON-SEA

4 & 5 Bedroom Detached Homes



RODDY
NEW HOMES

RODDYNEWHOMES.CO.UK



Ironlatch is a boutique private development of just eight four and five bedroom detached homes.



OFFERING A UNIQUE BLEND OF HISTORICAL CHARM AND MODERN VIBRANCY, IRONLATCH IS SITUATED NEAR PICTURESQUE ST LEONARDS-ON-SEA, A COASTAL TOWN AND SEASIDE RESORT NEAR HASTINGS. ORIGINALLY DEVELOPED AS A REGENCY RESORT, THE TOWN FEATURES VICTORIAN ARCHITECTURE, A THRIVING ARTS SCENE, AND A WELCOMING COMMUNITY. IT ALSO HAS A PICTURESQUE SEASIDE LOCATION AND EXCELLENT RAIL CONNECTIONS TO LONDON AND BEYOND.



Discover the beautiful town of St Leonards-on-Sea

IRONLATCH IS SITUATED IN A VIBRANT AND WELL-CONNECTED AREA, OFFERING THE BEST OF BOTH WORLDS.

SCHOOLS

St Leonards-on-Sea provides excellent educational options, including St Leonards Church of England Primary Academy and The St Leonards Academy, which are known for their strong academic programs and emphasis on community values and the arts.

Thanks to its proximity to other neighbouring towns, residents of St Leonards-on-Sea also enjoy easy access to several higher education facilities, including colleges and the University of Sussex.

HOSPITALITY

The hospitality scene in St Leonards-on-Sea is lively and diverse, with Kings Road and Norman Road being the main hubs. You'll find everything from casual dining at Heist Market to upscale experiences at Three Faces Tapas here. The area is also home to various independent boutiques and vintage shops, offering unique shopping experiences.

WORK

St Leonards is emerging as a hub for creative and digital industries, attracting professionals from London. The healthcare sector also provides significant employment opportunities, while the growing retail and hospitality sectors contribute to a robust local job market.

AMENITIES

St Leonards-on-Sea offers a range of amenities, including beautiful green spaces like Warrior Square Gardens and cultural venues like Kino-Teatr. The town's beach and well-maintained public services, such as supermarkets and healthcare facilities, ensure its residents' high quality of life.

The Development

HOUSE TYPES

THE HOLLINGTON

Four bedroom detached home with garage

THE LINTON

Five bedroom detached home with garage

THE CORNFIELD

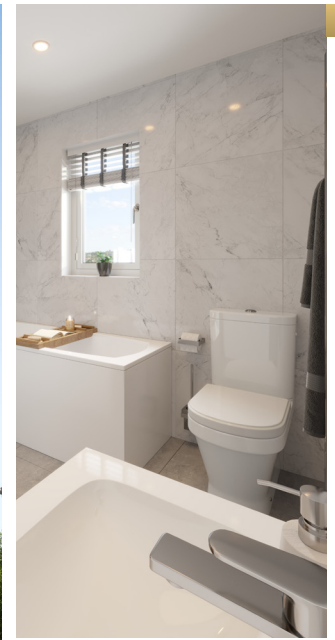
Four bedroom detached home



At Roddy New Homes, each property is meticulously designed to offer style and elegance. Our homes provide ample space for everyone, feature modern amenities and prioritise energy efficiency to enhance your living experience.

With generous parking facilities and extra visitor spaces, convenience is at your doorstep, while the picturesque aspect of open green spaces offer a serene environment that fosters relaxation and peace.

Ironlatch offers a harmonious blend of style and spaciousness within a private, peaceful community. Discover the perfect blend of elegance, comfort and serenity at Roddy New Homes. Your dream home awaits.



RODDY
NEW HOMES

At Roddy New Homes, every detail matters when crafting your dream living space. We take immense pride in our commitment to exceptional-quality finishes that testify to our dedication and craftsmanship. From the moment you step inside, you'll notice the attention to detail in every corner. Our homes feature thoughtfully selected materials, timeless designs, and impeccable craft, ensuring enduring elegance and durability.

All of our finishes are chosen to complement and enhance the overall aesthetic of your home. Our skilled artisans and experienced builders collaborate to create harmonious living environments that reflect your style. From the sparkle of our polished hardwood floors and the sleek sophistication of our countertops to the smooth precision of our custom cabinetry, Roddy New Homes delivers a premium living experience.

Discover the difference that quality finishes make; experience the unparalleled standard Roddy New Homes is renowned for.

Welcome to your new home.

The Hollington

4 BEDROOM HOME WITH GARAGE
Plots 1 | 5

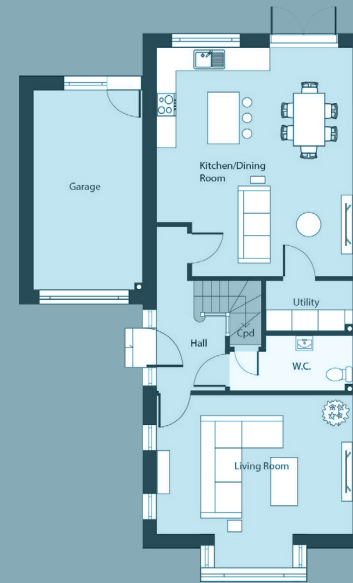


THE HOLLINGTON - PLOT 5

PLOT 1

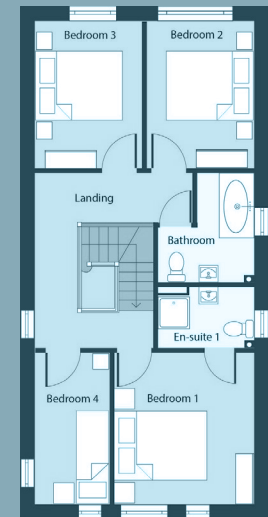


GROUND FLOOR



Kitchen/Dining Room	6.01m x 5.24m
Living Room	3.75m x 5.24m
WC	1.48m x 3.24m

FIRST FLOOR



Bedroom 1	3.75m x 3.34m
Bedroom 1 En-suite	1.48m x 2.29m
Bedroom 2	3.59m x 2.57m
Bedroom 3	3.59m x 2.57m
Bedroom 4	3.75m x 1.80m
Bathroom	2.65m x 2.29m

The Linton

5 BEDROOM HOME WITH GARAGE

Plots 2 | 3 | 4 | 6



THE LINTON - PLOT 3



THE LINTON - PLOT 4

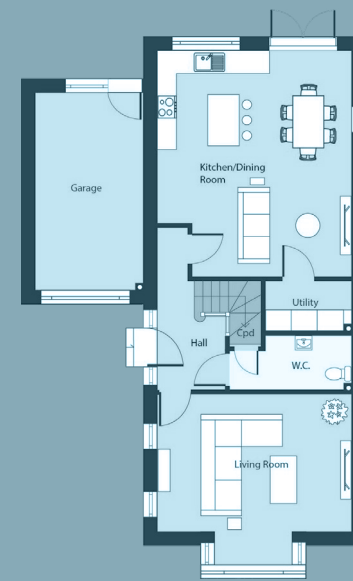


THE LINTON - PLOT 6

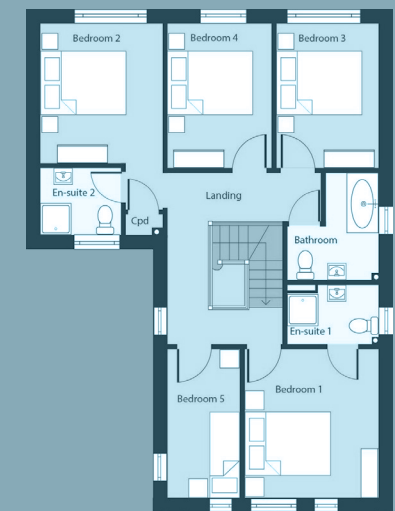
PLOT 2



GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Room	6.01m x 5.24m
Living Room	3.75m x 5.24m
WC	1.48m x 3.24m

Bedroom 1	3.75m x 3.34m
Bedroom 1 En-suite	1.48m x 2.29m
Bedroom 2	3.49m x 3.05m
Bedroom 2 En-suite	1.65m x 2.10m
Bedroom 3&4	3.59m x 2.57m
Bedroom 5	3.75m x 1.80m
Bathroom	2.65m x 2.10m

The Cornfield

4 BEDROOM HOME
Plots 7 | 8

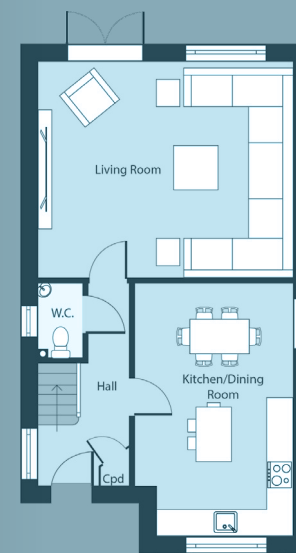


THE HOLLINGTON - PLOT 8

PLOT 7

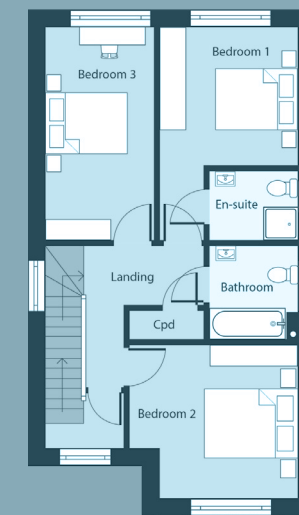


GROUND FLOOR



Kitchen/Dining Room 5.66m x 3.54m
Living Room 4.87m x 5.69m
WC 1.78m x 1.00m

FIRST FLOOR



Bedroom 1 4.87m x 3.09m
Bedroom 1 En-suite 1.68m x 2.09m
Bedroom 2 3.41m x 3.79m
Bedroom 3 4.87m x 2.70m
Bathroom 2.70m x 2.70m

SECOND FLOOR



Bedroom 4 4.83m x 5.69m

Specification

GENERAL INFORMATION

- All homes are traditional built (Block/Brick)
- All homes will be insulated to current regulations
- EPC Rated B 83
- Composite front doors/PVC windows/French doors
- Private road will be Tarmac finish
- Mains Water/Electricity and Foul
- Freehold – No Ground Rent applicable
- Development entrance will have two remote retractable electric bollards
- The estimated yearly charge per property is £600 for Upkeep and Maintenance
- Planting completed in communal areas when specified by the approved planting schedule

INTERNAL

- Herringbone Vinyl Plank flooring to Ground Floor (light oak as standard - choice available depending on time of reservation)
- Grey carpeting to 1st, 2nd floors and stairs
- Walls and woodwork painted white
- Oak handrail with white painted spindles to stairs
- Sealed oak internal doors with black ironmongery

KITCHENS

- Fitted Kitchens by Elements Kitchens (cabinet colour choices are available)
- White Quartz worktops to Kitchen with matching upstand, and Quartz splashback to hob area
- Post formed Artemis Edge, laminate worktop to Utility with matching upstand
- Recessed under wall unit spotlights and driver
- Visible appliances by Bosch
- Built-in appliances by Indesit* include dishwasher, microwave, electric oven, wine cooler, extractor fan, induction hob, and washer dryer within Utility (*please refer to separate specification document for appliances being provided)

BEDROOMS, BATHROOMS & EN-SUITES

- Built-in wardrobes to Bedrooms 1 and 2
- Bathroom and En-suites feature wash hand basin vanity with mirror above
- Pallet grey floor tiles and white fully tiled walls to main Bathroom
- Fully tiled floor with half height wall tiles to En-suite

ELECTRICAL, HEATING & ENERGY EFFICIENCY

- Air Source Heat Pump A+++ by BAXI
- Zoned heating
- Ground floors feature underfloor heating
- Panel radiators on 1st and 2nd floor rooms
- High-speed fiber broadband installed
- Living Rooms and Bedrooms will feature a TV point
- Ground floor rooms feature LED downlights
- Downlights to Landing and Bedroom 1
- Ceiling roses to all other Bedrooms
- IP65 Rated LED downlights to Bathrooms/En-suites
- USB socket to Kitchen, Living Room and Bedrooms
- Electrical shaving points to Bathroom and En-suite
- Electric towel radiator to Bathroom and En-suite
- Mains powered heat and smoke detectors
- EV Charger provided to front of property/garage

GARDEN

- Fully turfed
- Rear patios and property side access laid with patio slabs
- Outdoor tap and electrical socket installed
- 1.8m timber panel fencing to all side and rear elevations bordering each property.

PARKING

- Two parking off street parking bay per home (as shown on site plan)
- Plots 7 and 8 have an external separate Garage with a space allocated within the Garage and one external parking bay

WARRANTY

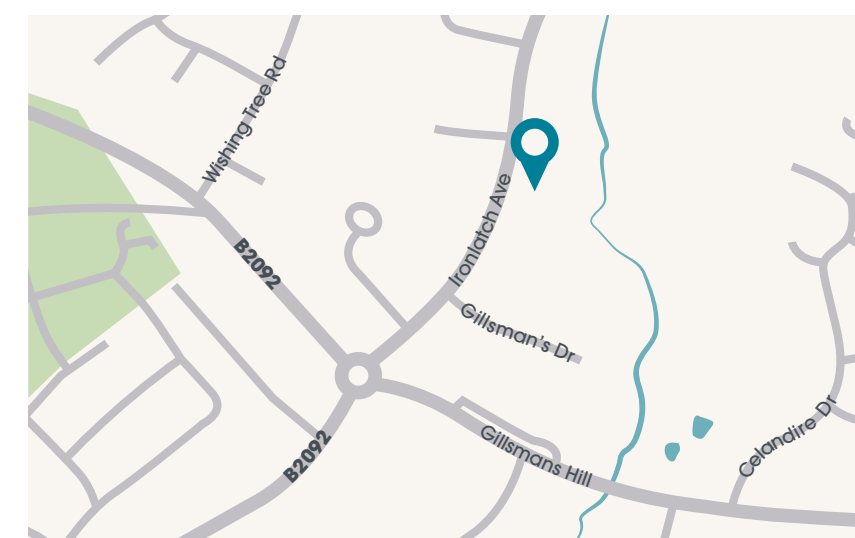
- 10 Year Structural Warranty from ICW



EXCLUSIONS

- The developers do not offer a paper hanging or feature painting option on any property nor any structural alterations to the internal layout
- The developer will be unable to offer Kitchen reconfiguration or the alteration to any structural components within or on the property

Location



IRONLATCH

ST LEONARDS - ON - SEA

LAND AT 24 IRONLATCH AV.
ST LEONARDS-ON-SEA,
TN38 9JE



RODDY
NEW HOMES

For all sales enquiries

TEL: 0208 050 3953

EMAIL: IRONLATCH@RODDYNEWHOMES.CO.UK

WWW.RODDYNEWHOMES.CO.UK

RESERVATION

A £2000 Reservation fee will be required. In the event that contracts are exchanged, and the purchaser does not proceed the developer will claim reasonable legal expenses in line with the House Builder Code of Practice.

OFF SPECIFICATION REQUESTS

The developer will require payment in advance and in full for any off-specification requests if they are able to be accommodated at the time of request.

DISCLAIMERS

Please note that while every effort has been made to ensure the accuracy of the property particulars, complete accuracy cannot be guaranteed. It is advisable to seek professional confirmation regarding any specific points of importance to you. Our sales team are available to assist in verifying any information required. The seller retains the right to use alternative or substitute materials during the construction process and may make variations to the works as deemed necessary or appropriate, subject to obtaining any required approvals from the local authority. Measurements have been taken from the architect's plans. All dimensions given in this sales brochure are approximate. Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%. Computer-generated images are indicative. Styling details may also be subject to variation during the construction process.