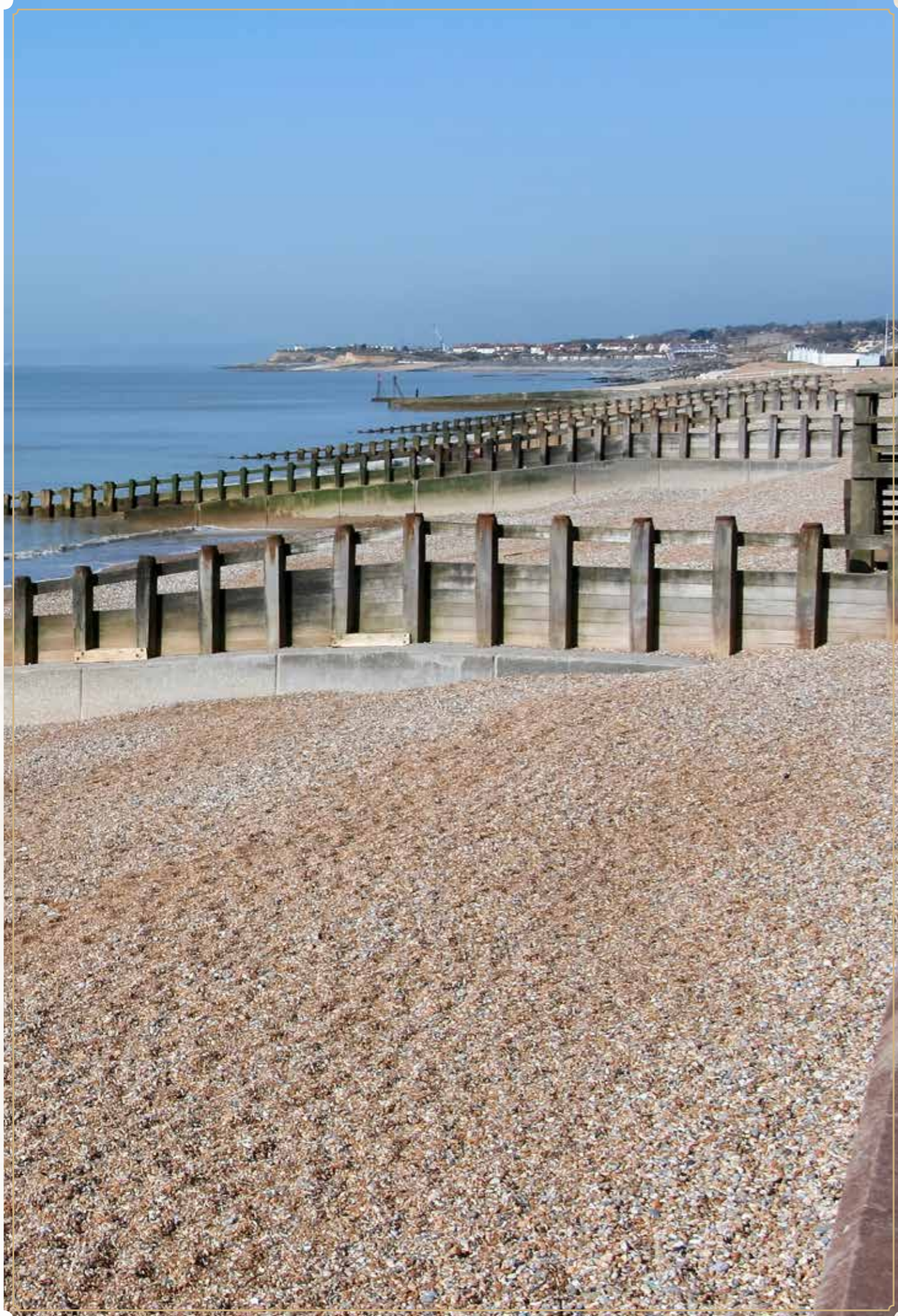


Ironlatch

ST LEONARDS-ON-SEA



Better Built By
Roddy New Homes Ltd



Discover the beautiful seaside town of St Leonards-on-Sea



Ironlatch is situated in a vibrant and well-connected area, offering the best of both worlds.

Its proximity to transportation hubs, schools, and natural green spaces makes it an attractive choice for buyers seeking a convenient, yet tranquil living environment. This development provides a calm and serene outlook to green spaces while beyond the entrance everything you need for convenience.

Residents can take advantage of nearby amenities, including a range of shops, restaurants, cafes, and entertainment options, providing ample opportunities for leisure and recreation.

The development is well-connected to public transportation networks, with West St. Leonards railway station approximately a mile away and Hastings Station approximately 1.7 miles away, making it an ideal location for commuters.

For families there are excellent choices of Good and Outstanding primary schools within a two-mile radius. Additionally, several secondary schools within easy reach, providing educational options for all.

St Leonards itself is a picturesque coastal location, offering stunning views of the English Channel. The area boasts a beautiful seafront promenade, with coastal walks. A captivating area with a rich history, stunning architecture, and a vibrant cultural scene. It is home to numerous art galleries, independent boutiques, and creative spaces. The Kino-Teather is a notable cultural hub, hosting film screenings, live performances, and exhibitions. Its coastal setting, combined with its amenities and lifestyle offerings, make it an appealing destination for residents and visitors alike.

Ironlatch

The Development

Ironlatch comprises a small private development of just 8 four and five bedroom detached homes. An ideal development for those looking to downsize, or for growing families alike.

Each property has been meticulously designed to offer both style and elegance. Offering ample space for all. Thoughtfully designed and crafted, incorporating modern features, with energy efficiency at the forefront and amenities to enhance the living experience.

Each property has generous parking facilities, with the added benefit of additional visitor parking spaces for accommodating extra visitors for those special occasions.

All of these distinctive homes enjoy a picturesque outlook onto open green space, creating a serene and tranquil environment. This natural setting enhances the relaxing and peaceful atmosphere.

Ironlatch offers a harmonious blend of style, spaciousness within a private, peaceful and distinctive new community.

Site Plan

- THE HOLLINGTON
Four bedroom detached home with garage
- THE LINTON
Four Bedroom detached home with garage
- THE CORNFIELD
Five bedroom detached home with garage



Better Built By
Roddy New Homes Ltd

We specialise in the construction and development of residential properties, across Kent, Surrey and Sussex. With a focus on quality craftsmanship and innovative design. Our aim is to create modern and comfortable living spaces for all, to provide individuals and families with a place they can proudly call home.

We pride ourselves on our reputation, and attention to detail. We are committed to customer satisfaction and are proud members of the Home builders Federation. We work closely with architects, designers, and contractors to ensure that each home is built to the highest standards, incorporating the latest trends and technologies in the industry.

We carefully consider the locations in which we build, selecting locations that offer convenient access to amenities, transportation, and green spaces, creating desirable communities for both the new and existing residents.

The Hollington

PLOT 5



Plots 1 & 5

THE HOLLINGTON



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	3.59m 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



PLOT 3



PLOT 4



PLOT 6

Plots 2, 3, 4 & 6

THE LINTON



PLOT 2

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

The Cornfield

PLOT 8



Plots 7 & 8

THE CORNFIELD



PLOT 7

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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



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



Bedroom 4	4.83m x 5.69m
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*Quality comes
as standard*



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

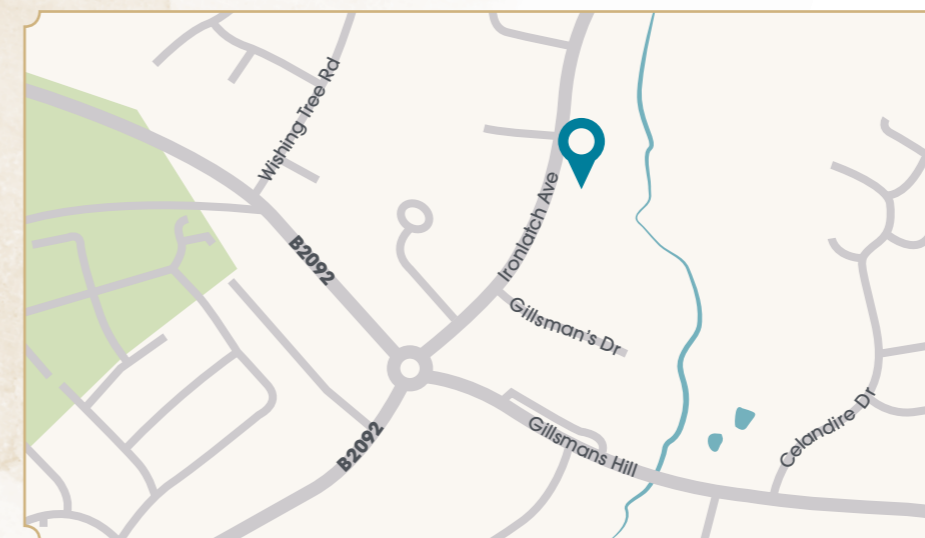
- 10 Year Structural Warranty from ICW



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 ADDRESS:
Land at 24 Ironlatch Avenue,
St Leonards-on-Sea,
TN38 9JE

Ironlatch



Better Built By

Roddy New Homes Ltd

FOR ALL SALES ENQUIRIES

Tel: **0203 949 9600**

Email: **ironlatch@roddynewhomes.co.uk**

www.rodgynewhomes.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.