



**2 Bradshaw Close, Winchelsea  
Road, Hastings, TN35 4LW**

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**Price £850,000**

PCM Estate Agents are delighted to present to the market this BRAND NEW DETACHED FOUR BEDROOM CHALET STYLE RESIDENCE forming part of this select development on the northern outskirts of Hastings.

The property offers VERSATILE and EXCEPTIONALLY WELL-PROPORTIONED accommodation over two floors with a LARGE BLOCK PAVED DRIVE providing OFF ROAD PARKING for multiple vehicles and a DETACHED DOUBLE GARAGE with electric roller door. The GARDENS WRAP AROUND the side and rear elevations and there are PLEASANT FAR REACHING VIEWS.

The property has been built to a HIGH SPECIFICATION with ENERGY EFFICIENCY in mind and has a 10 YEAR PROTEC BUILD WARRANTY. Inside, you are greeted by an incredibly spacious entrance hall with a TRIPLE ASPECT LIVING ROOM with BI-FOLD DOORS onto the garden, OPEN PLAN KITCHEN-DINING-FAMILY ROOM with INTEGRATED APPLIANCES, stone countertops and matching upstands. There is a separate UTILITY ROOM with washing machine and tumble dryer incorporated within the sale, TWO GROUND FLOOR DOUBLE BEDROOMS with built in wardrobes, a LUXURY BATHROOM with separate shower and a DOWNSTAIRS WC. A choice of floor coverings will be offered to a purchaser.

The entire downstairs is serviced by UNDERFLOOR HEATING, whilst upstairs the landing provides access to TWO LARGE BEDROOMS WITH EN SUITE shower rooms and the master having a WALK-IN DRESSING ROOM.

This is truly a stand alone property and must be viewed to fully appreciate the space and position on offer. Conveniently positioned within reach of access roads leading to the nearby Cinque Port town of Rye, Pett Level and Fairlight, in addition to local popular schooling establishments and nearby amenities.

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

#### **ENTRANCE HALL**

Windows to both side elevations, tiled flooring, stairs rising to upper floor accommodation, wall mounted digital control for under floor heating, storage cupboard.

#### **DOWNSTAIRS WC**

Concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap and tiled splashback, tiled flooring with underfloor heating, wall mounted LED mirror, extractor, down lights, double glazed frosted glass window to front aspect.

#### **BATHROOM/ SHOWER ROOM**

Walk in shower with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, bath with mixer tap, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, wall mounted LED mirror, tiled walls, tiled flooring with underfloor heating, ladder style heated towel rail, down lights, extractor, double glazing opaque glass window to rear aspect.

#### **LIVING ROOM**

19'5 x 14'8 (5.92m x 4.47m)

Triple aspect with double glazed windows to both side elevations allowing for a pleasant outlook over the gardens and grounds, double glazed bi-folding doors to rear aspect opening to a sandstone patio and again affording lovely views extending over the development, between neighbouring properties and out to countryside, down lights, underfloor heating, television point.

#### **OPEN PLAN KITCHEN-DINING -FAMILY ROOM**

21'7 narrowing to 13'8 x 22'5 narrowing to 14'9 (6.58m narrowing to 4.17m x 6.83m narrowing to 4.50m)

Tiled flooring with underfloor heating, combination of inset down lights and pendant lighting over the island, high specification and built with a range of eye and base level cupboards and drawers with soft close hinges and stone countertops with matching upstands over, sunken resin Blanco sink with kettle tap, island providing further storage set beneath and breakfast bar, AEG induction hob with fitted extractor, waist level AEG oven with separate grill to the side, integrated tall fridge and separate freezer, pull out waste disposal and a range of deep pull out drawers, down lights and feature pendant lighting over the island and where a dining table would be positioned, double aspect room with double glazed windows to front and side elevations, with the side looking over the main section of garden, door to:

#### **UTILITY ROOM**

Fitted with a matching range of eye and base level cupboards and drawers

fitted with soft close hinges and having stone countertops and matching upstands over, resin Blanco sink with mixer tap, integrated washing machine and tumble dryer, tiled floor with underfloor heating, down lights, extractor fan for ventilation, double glazed window to front aspect.

### **BEDROOM**

12'9 x 9'7 (3.89m x 2.92m)

Inset down lights, underfloor heating, television point, built in wardrobe, double glazed window to rear aspect.

### **BEDROOM**

11'7 x 9'3 (3.53m x 2.82m)

Inset down lights, underfloor heating, built in cupboard, double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Dual aspect with two Velux windows to front and two Velux windows to rear, airing cupboard housing the water tank, radiator, doors either side of the landing opening up onto two further en-suite bedrooms.

### **BEDROOM**

21'7 x 12'8 (6.58m x 3.86m)

Radiators, television point, double aspect room with double glazed window to front with views over countryside, two Velux windows to front and a double glazed window to side allowing for a lovely view extending over countryside.

### **DRESSING ROOM**

Fitted wardrobes, mirrored sliding doors, access to eaves storage, leading to:

### **EN SUITE**

Luxury with walk in shower having rain style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap and LED Bluetooth mirror over, ladder style heated towel rail, down lights, extractor for ventilation, Velux window to both side elevations.

### **BEDROOM**

17'3 x 11'5 (5.26m x 3.48m)

Measurement excludes door recess, two radiators, built in wardrobes with

access to eaves storage, double glazed windows to front and rear elevations, to the rear there are view over countryside and to the front over countryside and with partial views of the sea, door to:

### **EN SUITE**

Walk in shower with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap and LED Bluetooth mirror over, ladder style heated towel rail, down lights, extractor fan for ventilation, tiled walls, tiled flooring, Velux window to side aspect.

### **OUTSIDE - FRONT**

Block paved driveway providing off road parking for multiple vehicles, gated access to the rear garden, outside lighting and sections of lawn.

### **DETACHED DOUBLE GARAGE**

24' x 20' (7.32m x 6.10m)

Electric door, power and light, personal door to garden, access to loft space.

### **REAR GARDEN**

Wrap around garden with a large sandstone patio abutting the property, this opens up onto a large section of level lawn either side with some steps down to a lower terrace which again is laid to lawn. There is outside lighting to both the rear and side elevations, lovely views can be enjoyed between neighbouring properties to the rear, over countryside.

### **AGENTS NOTE**

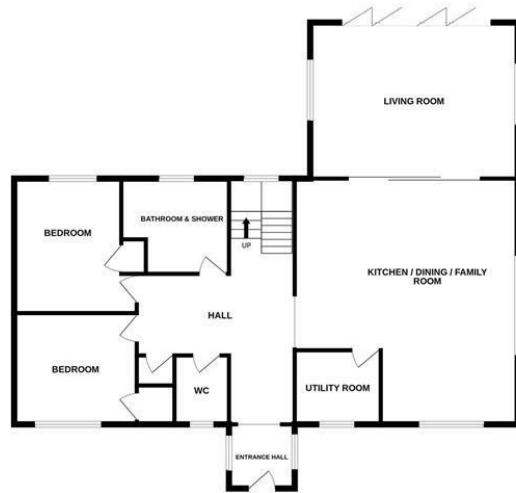
This property is on mains drainage and there will be a contribution towards a management charge, proportionate to the property, to contribute towards the upkeep of the road and communal areas.



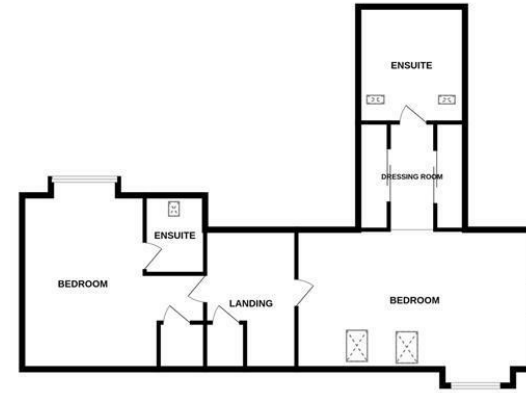




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.