



PCMA

ESTATE AGENTS

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

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Price £420,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, BRAND NEW, THREE BEDROOM, THREE STORY MID TERRACED TOWNHOUSE forming part of this intimate development on the northern outskirts of Hastings, with OUTSTANDING VIEWS from the back of the house across open countryside and fields.

Having been built to a HIGH SPECIFICATION this newly constructed FAMILY HOME has PROTEC 10 YEAR BUILTY WARRANTY, a block paved drive providing OFF ROAD PARKING for two vehicles and a LEVEL FAMILY FRIENDLY GARDEN with a sandstone patio and lawn.

Inside, you are greeted by a spacious entrance hall, DOWNSTAIRS WC, OPEN PLAN LOUNGE-DINER with PLEASANT VIEWS and access onto the landscaped garden. The KITCHEN is OPEN PLAN with a range of INTEGRATED APPLIANCEs and stone countertops with matching upstands. To the first floor there are TWO GOOD SIZED DOUBLE BEDROOMS and a LUXURY BATHROOM with separate shower, whilst to the second floor there is a MASTER BEDROOM with built in wardrobes and EN SUITE SHOWER ROOM. A choice of floor coverings will be offered to a purchaser.

OUTSTANDING VIEWS can be enjoyed from the rear of the house and PARTIAL SEA VIEWS from the master bedroom at the front.

The property has been built to a HIGH SPECIFICATION with ENERGY EFFICIENCY in mind and are located within easy reach of a number of popular schooling establishments, amenities and access roads to the nearby Cinque Port town of Rye, Pett Level and Fairlight.

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

ENTRANCE HALL

Wood flooring, radiator, stairs rising to upper floor accommodation, opening to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap and tiled splashbacks, continuation of the wood flooring, radiator, extractor fan for ventilation, down lights, double glazed frosted glass window to front aspect.

LOUNGE-DINING ROOM

20'2 max x 14'7 max (6.15m max x 4.45m max)

Continuation of the wood flooring, down lights, two radiators, television point, two large storage cupboards, double glazed windows and French doors allowing for a pleasant outlook and access onto the landscaped garden, open plan to:

KITCHEN

11'7 x 7'2 (3.53m x 2.18m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and stone countertops with matching upstands over, four ring Bosch induction hob with extractor over, waist level Bosch oven and separate grill, inset resin sink with Quooker kettle tap and mounded drainer into the counter top, integrated appliances include a tall fridge freezer, dishwasher and washing machine, inset down lights, extractor fan for ventilation. pull out larder style cupboard, double glazed window to front aspect with pleasant views over the front of the property.

FIRST FLOOR LANDING

Stairs rising to the second floor accommodation, radiator, down lights, storage cupboard housing wall mounted boiler.

BEDROOM

14'7 x 10'9 (4.45m x 3.28m)

Radiator, down lights, double glazed window to rear aspect with far reaching views over the landscaped garden and onto open countryside and fields.

BEDROOM

14'6 x 9'7 narrowing to 7'3 (4.42m x 2.92m narrowing to 2.21m)

Radiator, television point, down lights, two double glazed windows to front aspect.

BATHROOM/ SHOWER ROOM

Walk in shower with chrome shower fixings, waterfall style shower head and further hand-held shower attachments, bath with mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, wall mounted LED Bluetooth mirrored vanity unit, ladder style heated towel rail, wood laminate flooring, down lights, extractor fan for ventilation, double glazed opaque glass window to rear aspect.

SECOND FLOOR LANDING

Down lights, storage cupboard, Velux window to front aspect, door to:

MASTER BEDROOM

18'6 x 10'9 narrowing to 4'6 (5.64m x 3.28m narrowing to 1.37m)

Built in wardrobe with access to eaves storage, television point, radiator, down lights, double glazed window to front aspect with far reaching views over the development, leading to:

EN SUITE

Walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with splashback and mixer tap, LED Bluetooth vanity unit over, down lights, extractor fan, Velux window rear aspect.

REAR GARDEN

Sandstone patio abutting the property leading to a section of lawn and fenced boundaries.

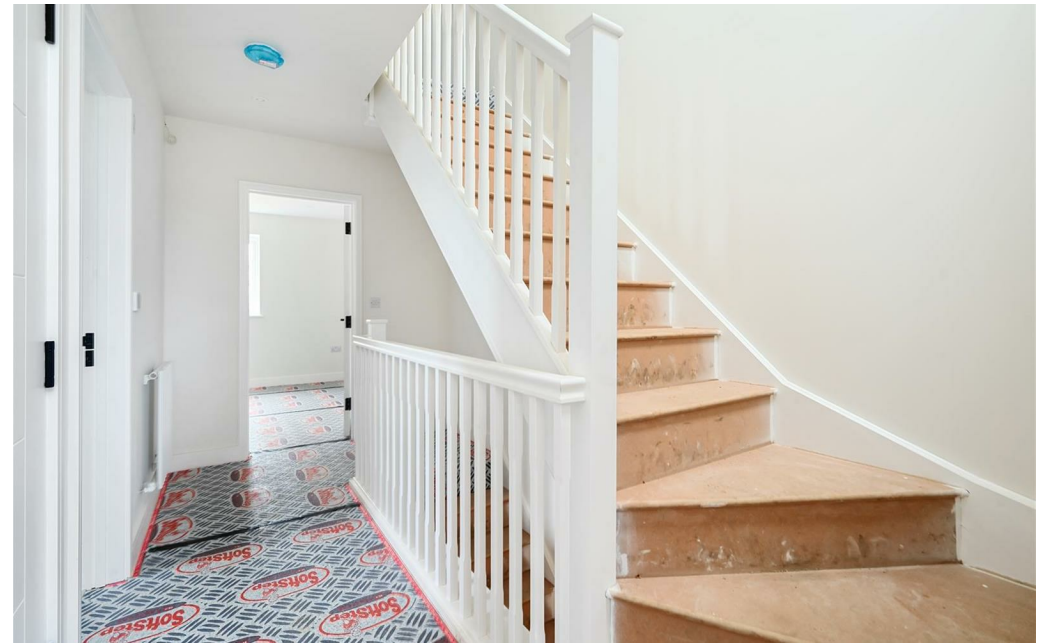
OUTSIDE - FRONT

Block paved driveway providing off road parking for one vehicle and an additional parking space opposite.

AGENTS NOTE

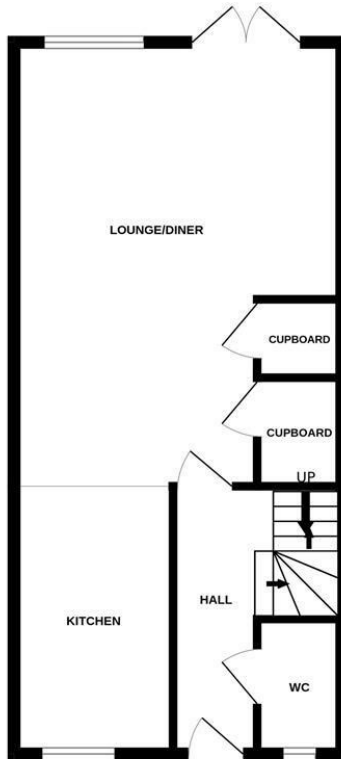
There will be a contribution towards a management charge, proportionate to the property, to contribute towards the upkeep of the road and communal areas.



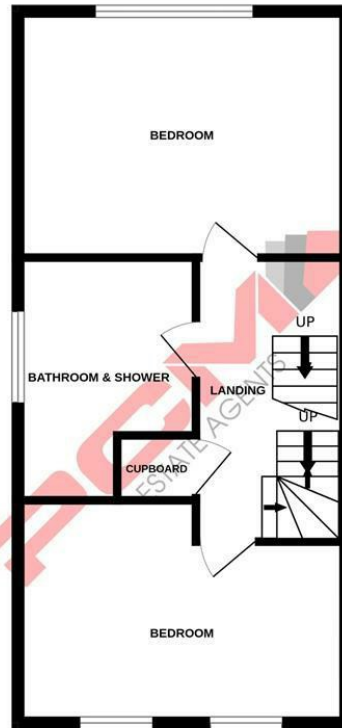




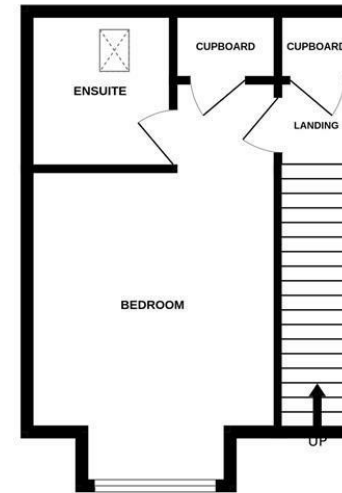
GROUND FLOOR



1ST FLOOR



2ND 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) 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	

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.