



ESTATE AGENTS

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

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Price £385,000

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 three 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

18'8 max x 14'8 max narrowing to 11'6 (5.69m max x 4.47m max narrowing to 3.51m)

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

12'3 max x 7'4 (3.73m max x 2.24m)

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, large storage cupboard.

BEDROOM

14'7 max x 12'6 narrowing to 9'5 (4.45m max x 3.81m narrowing to 2.87m)

Inset down lights, television point, radiator, built in double wardrobe, double glazed window to rear aspect with lovely views over the garden and far reaching views beyond to the countryside and fields.

BEDROOM

13'4 x 7'7 (4.06m x 2.31m)

Radiator, built in wardrobe, down lights, double glazed windows to front aspect.

BATHROOM/ SHOWER ROOM

Panelled bath with mixer tap and separate shower attachment with shower over bath, chrome shower fixing, waterfall style shower head and glass shower screen, ladder style heated towel rail, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, dual flush low level wc, part tiled walls, wood effect laminate flooring, down lights, extractor for ventilation, double glazed opaque glass window to front aspect.

SECOND FLOOR LANDING

Down lights, storage cupboard housing wall mounted boiler, Velux window to front aspect, door to:

MASTER BEDROOM

18'3 max x 11' max (5.56m max x 3.35m max)

Radiator, down lights, television point, built in wardrobe, double glazed window to front aspect with partial views of the sea, door 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.

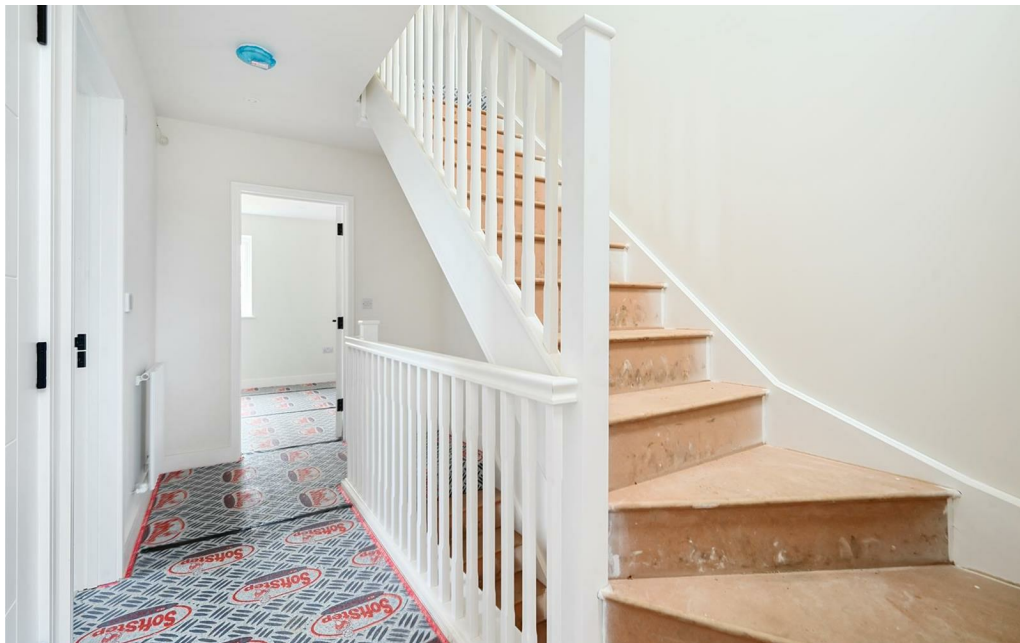
OUTSIDE - FRONT

Block paved driveway providing off road parking for three vehicles and an additional parking space opposite.

AGENTS NOTE

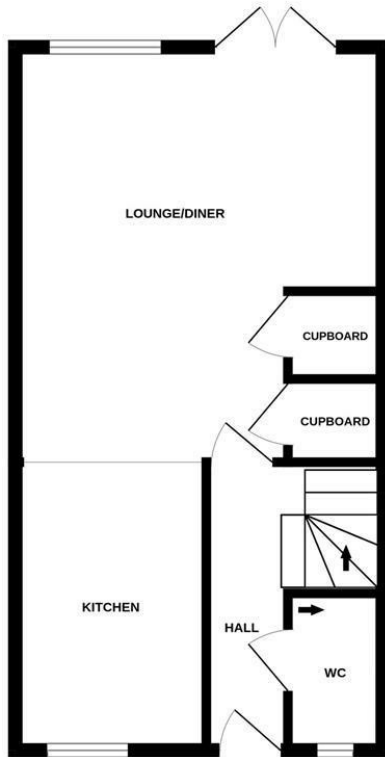
There will be a contribution towards a management charge, proportionate to the property, to contribute towards the upkeep of the road and communal areas.



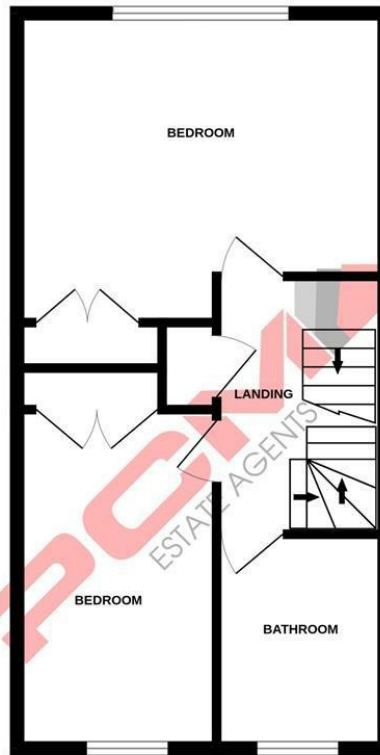




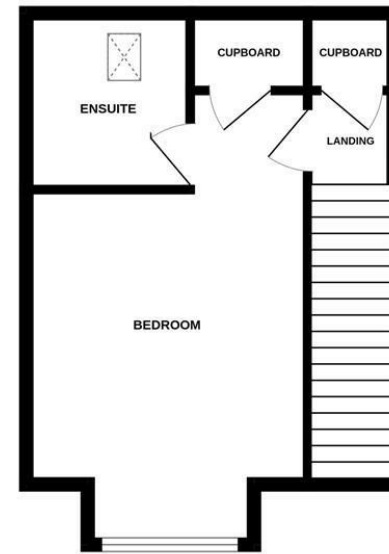
GROUND FLOOR



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.