



ESTATE AGENTS

**7 Bradshaw Close, Winchelsea
Road, Guestling, TN35 4LW**

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Price £725,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this BRAND NEW FOUR/FIVE BEDROOMED DETACHED THREE STOREY HOUSE forming part of this select development on the northern outskirts of Hastings.

Having been built to an exceptionally HIGH SPECIFICATION with ENERGY EFFICIENCY in mind, a 10 YEAR PROCTEC BUILD WARRANTY and FAR REACHING VIEWS from the back of the house across countryside and fields.

Step inside and you are greeted by a spacious entrance hall. The entire ground floor is serviced by UNDERFLOOR HEATING and the accommodation comprises of an OPEN PLAN LOUNGE-DINER with bi-folding doors allowing for a PLEASANT OUTLOOK and access onto the NEWLY LANDSCAPED GARDEN, this room is OPEN PLAN to the MODERN KITCHEN with stone countertops, matching upstands and a range of INTEGRATED APPLIANCES. There is a separate UTILITY ROOM with washing machine and tumble dryer incorporated within the sale, there is a FORMAL DINING ROOM that could be utilised as a home office or playroom and also a DOWNSTAIRS WC.

To the first floor is an EN SUITE BEDROOM with built in double wardrobe, TWO FURTHER DOUBLE BEDROOMS with built in wardrobes and a LUXURY BATHROOM with separate shower. To the second floor there is a MASTER BEDROOM with WALK IN DRESSING ROOM and its own EN SUITE shower room. A choice of floor coverings will be offered to a purchaser.

The property is accessed via a block paved drive providing OFF ROAD PARKING for multiple vehicles and has an INTEGRAL GARAGE with electric roller door and underfloor heating. The REAR GARDEN is LANDSCAPED, family friendly and relatively level with a stone patio and section of lawn.

LOVELY VIEWS can be enjoyed off the back of the house over open countryside and fields and the property is conveniently positioned within easy reach of access roads to the nearby Cinque Port town of Rye, Fairlight and Pett Level, as well as nearby schooling establishments and other amenities.

Call now to arrange your viewing!!

ENTRANCE HALL

Wood flooring with underfloor heating, down lights, large storage cupboard, stairs rising to upper floor accommodation, sliding pocket door opening to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap and LED Bluetooth mirror over, down lights, underfloor heating, extractor fan for ventilation.

LOUNGE-DINER

19'8 max x 17' narrowing to 12'3 (5.99m max x 5.18m narrowing to 3.73m)
Wood flooring with underfloor heating, down lights, television point, double glazed bi-folding doors to rear aspect allowing for a pleasant outlook and access onto the newly landscaped garden, open plan to:

KITCHEN

12'3 x 11'8 (3.73m x 3.56m)
Beautifully fitted with a range of matching eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops over, five ring Bosch induction hob with Bosch cooker hood over and waist level Bosch oven and separate grill to the side, integrated appliances include a tall fridge with separate tall freezer, pull out waste disposal, built in carousel storage, sunken resin sink with Quooker kettle tap and moulded drainer into the countertop, down lights and pendant lighting over the breakfast bar, wood flooring with underfloor heating, breakfast bar area, double glazed window to front aspect.

UTILITY ROOM

11'5 x 11'2 narrowing to 5'9 (3.48m x 3.40m narrowing to 1.75m)
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, integrated Bosch washing machine and separate tumble dryer, further built in large storage cupboard, sunken resin sink with Blanco mixer tap and moulded drainer into the stone countertop, tiled flooring with underfloor heating, down lights, double glazed window to front aspect.

OFFICE/ FORMAL DINING ROOM

11'1 x 9' (3.38m x 2.74m)
Wood flooring with underfloor heating, down lights, television point, double

glazed French doors to rear aspect with views and access onto the landscaped garden.

FIRST FLOOR LANDING

Radiator, down lights, large cupboard housing the water tank, stairs rising to second floor accommodation, double glazed window to side aspect.

BEDROOM

14'7 x 12'8 (4.45m x 3.86m)

Built in double wardrobe, down lights, radiator, television point, double glazed window to rear aspect with views over the landscaped garden and far reaching beyond over countryside and fields, door to:

EN SUITE

Large with walk in shower, waterfall 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 fan for ventilation, tiled walls, tiled flooring, double glazed opaque glass window to side aspect.

BEDROOM

12'7 narrowing to 11'3 (3.84m narrowing to 3.43m)

Down lights, radiator, built in double wardrobe, television point, double glazed window to front aspect.

BEDROOM

11' x 9' (3.35m x 2.74m)

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

LUXURY BATHROOM

Large walk in shower with waterfall style shower head and further hand-held shower attachment, contemporary modern bathtub with freestanding mixer tap, 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, extractor fan for ventilation, tiled walls, tiled flooring, double glazed window to front aspect.

SECOND FLOOR LANDING

Door to:

MASTER BEDROOM

19' x 15'3 narrowing to 4' (5.79m x 4.65m narrowing to 1.22m)

Two radiators, access to eaves storage, television point, down lights, double glazed window to rear aspect having outstanding views over countryside and fields, Velux window to side aspect, doors to:

DRESSING ROOM

14' x 5'6 (4.27m x 1.68m)

Radiator, fitted open wardrobes.

EN SUITE

Large walk in shower, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap and LED Bluetooth mirror over, part tiled walls, tiled flooring, ladder style heated towel rail, down lights, extractor fan for ventilation, double glazed window to rear aspect with outstanding over countryside and fields.

REAR GARDEN

Sandstone patio abutting the property, section of lawn, fenced boundaries, gated side access.

FRONT

Block paved driveway providing off road parking for multiple vehicles, good sized section of lawn.

INTEGRAL GARAGE

17'8 x 9'9 (5.38m x 2.97m)

Electric roller door, consumer unit for the electrics, loft hatch providing access to an area of loft space above the garage, wall mounted boiler, personal door to entrance hall, double glazed frosted glass window, door to rear aspect with access onto the garden.

AGENTS NOTE

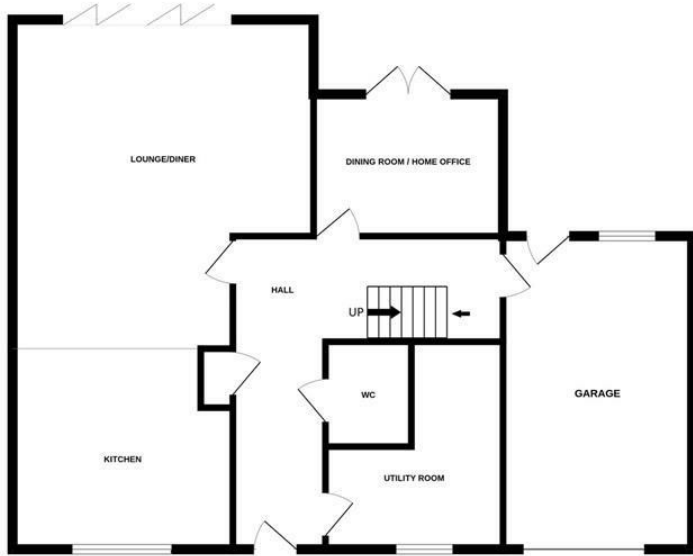
There will be a contribution towards a management charge, proportionate to the property, to contribute towards the upkeep of the road and communal areas.



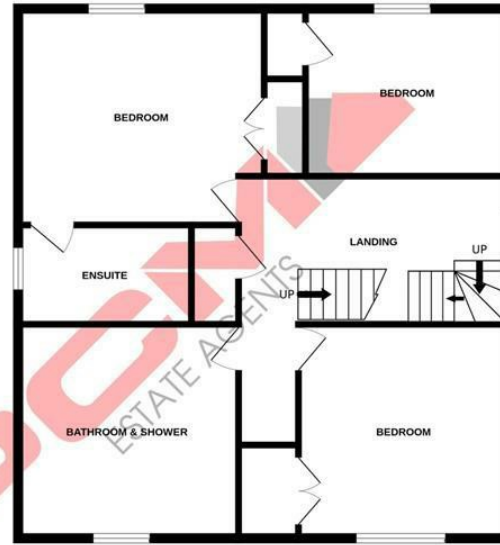




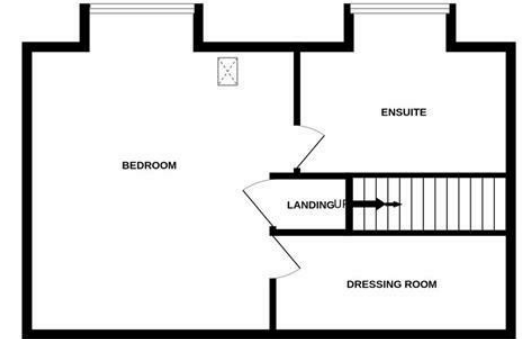
GROUND FLOOR



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.