

**RUSH  
WITT &  
WILSON**



**9 Amsterdam Way, St. Leonards-On-Sea, TN38 8DZ**  
**£700,000 Freehold**



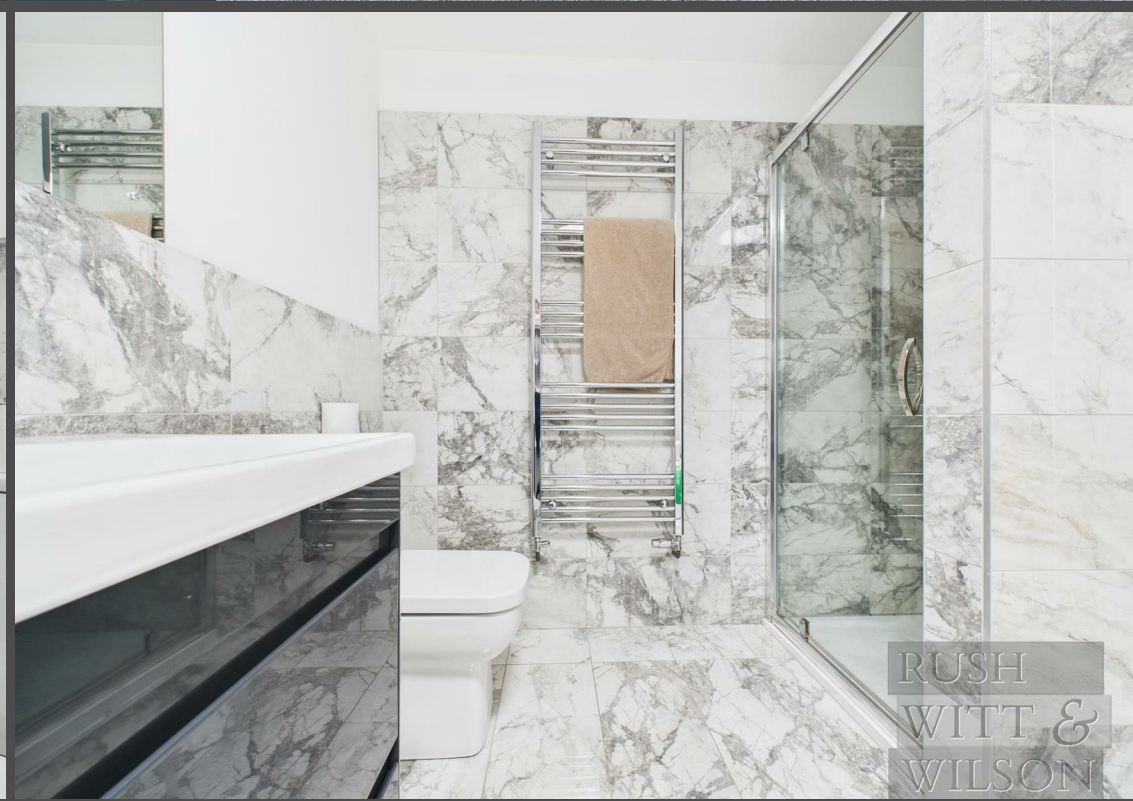
**This breath-taking five-bedroom modern home commands unrivalled panoramic sea views and offers a perfect blend of luxury, space, and contemporary design. Upon entering, you're greeted by a spacious hallway leading to a practical utility area with access to a double garage, alongside a generous ground-floor bedroom featuring French doors opening directly onto the garden. The first floor showcases spectacular open-plan living, with wall-to-wall glazing framing uninterrupted coastal views. Sliding doors lead seamlessly to a large roof terrace perfect for alfresco dining, entertaining, or simply soaking up the sun and scenery. The high-quality fitted kitchen, finished to exacting standards, complements this sociable space, while a guest WC and additional bedroom complete the level. The top floor enjoys a show-stopping master suite with panoramic sea views, a luxurious en-suite bathroom, and access to the upper terrace. Two further double bedrooms and a beautifully appointed family bathroom complete the accommodation. Outside, the south-facing wrap-around garden is designed for relaxation and entertaining, featuring a 10-seater hot tub and plenty of space to enjoy the sea air. To the front, there is ample off-road parking. Located within an exclusive private development just moments from the beach, this exceptional home sits ideally between St Leonards and Bexhill, offering a rare opportunity to enjoy modern coastal living at its finest.**













**Floor 0**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

219.1 m<sup>2</sup>  
2360 ft<sup>2</sup>

**Balconies and terraces**

23.7 m<sup>2</sup>  
255 ft<sup>2</sup>

**Reduced headroom**

7 m<sup>2</sup>  
76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



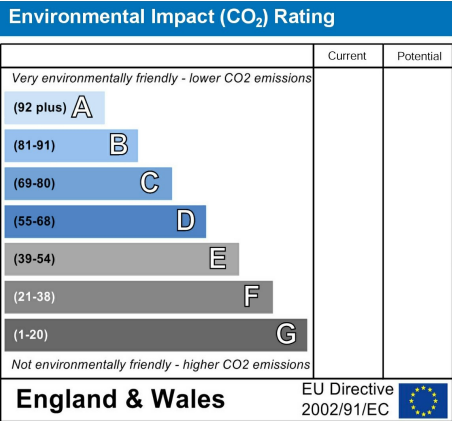
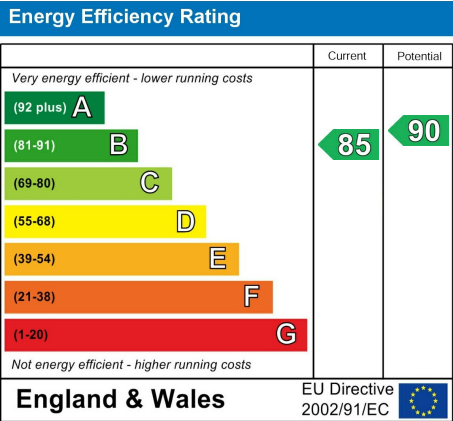


Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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