

RUSH
WITT &
WILSON



RUSH
WITT &

9 Amsterdam Way, St. Leonards-On-Sea, TN38 8DZ
£650,000 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.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Approximate total area⁽¹⁾

219.1 m²

2360 ft²

Balconies and terraces

23.7 m²

255 ft²

Reduced headroom

7 m²

76 ft²

(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.



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	90
(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		