



ESTATE AGENTS

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Road, Guestling, TN35 4LW**

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**Offers Over £695,000**

**\*\*A PRESTIGIOUS HOME WITH BREATH-TAKING VIEWS and an EXCEPTIONAL FINISH\*\***

PCM Estate Agents are delighted to present this exceptional opportunity to acquire a BRAND NEW, THREE STOREY, FOUR BEDROOM EXECUTIVE DETACHED RESIDENCE, forming part of an exclusive NEW DEVELOPMENT on the sought-after northern outskirts of Hastings. Occupying one of the development's most desirable positions, this stunning home enjoys a GENEROUS PLOT, tucked away in a peaceful and private setting at the end of the development. This enviable position offers a wonderful sense of seclusion whilst enjoying BREATH-TAKING FAR-REACHING COUNTRYSIDE VIEWS to the rear, creating a truly idyllic backdrop to everyday living.

Constructed to an outstanding specification, with ENERGY EFFICIENCY at the forefront of its design, this impressive home comes complete with a 10-YEAR PROTEK BUILD WARRANTY and offers an exceptional blend of luxury, space, and contemporary family living. Upon entering, you are welcomed by a spacious and inviting entrance hall. The entire ground floor benefits from UNDERFLOOR HEATING, creating a warm and comfortable environment throughout. The heart of the home is the EXPANSIVE OPEN PLAN LOUNGE-DINER, beautifully designed for both modern family life and entertaining. Flooded with natural light via BI-FOLDING AND FRENCH DOORS, this impressive space seamlessly connects to the BEAUTIFULLY LANDSCAPED LEVEL REAR GARDEN, perfectly positioned to take full advantage of the spectacular views beyond.

The STYLISH KITCHEN-BREAKFAST ROOM is finished with elegant stone worktops and matching upstands, complemented by a range of INTEGRATED BOSCH APPLIANCES. Accessible from both the entrance hall and through sliding pocket doors from the lounge/diner, this thoughtfully designed space combines practicality with contemporary elegance. A separate UTILITY ROOM, complete with washing machine and tumble dryer, together with a convenient DOWNSTAIRS WC, further enhances the home's functionality.

The first floor offers a generous EN-SUITE GUEST BEDROOM with built-in double wardrobes, alongside TWO FURTHER DOUBLE BEDROOMS, both benefiting from fitted wardrobes, and a luxurious FAMILY BATHROOM featuring a separate walk-in shower. Occupying the entire top floor is an impressive PRINCIPAL SUITE, providing a private sanctuary complete with a WALK-IN DRESSING ROOM and stylish EN-SUITE SHOWER ROOM.

Adding a further personal touch, the purchaser will be offered a CHOICE OF FLOOR COVERINGS prior to completion, allowing them to tailor this exceptional home to their own taste.

Externally, the property is approached via a BLOCK-PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING for multiple vehicles, in addition to an INTEGRAL GARAGE benefitting from an electric roller door and UNDERFLOOR HEATING, offering excellent versatility for secure parking, storage or hobby space.

The REAR GARDEN has been thoughtfully LANDSCAPED to create a wonderful outdoor environment for the whole family. Designed to be both CHILD-FRIENDLY and easy to maintain, it features an expansive patio ideal for AL FRESCO DINING and ENTERTAINING, boasting those FAR REACHING COUNTRYSIDE VIEWS, alongside a generous lawned area perfect for children to play or for simply relaxing and enjoying the surroundings. Providing an ever-changing backdrop and a true sense of peace and tranquillity rarely found in modern developments. The property's enviable tucked-away position further enhances its appeal, offering privacy whilst remaining conveniently connected.

Situated within easy reach of the historic town of RYE, the picturesque villages of FAIRLIGHT and PETT LEVEL, and a range of highly regarded local schools, everyday amenities and transport links, this home is perfectly placed for both family life and coastal living.

A RARE OPPORTUNITY to secure an OUTSTANDING EXECUTIVE FAMILY HOME in one of the developments most sought-after positions, combining LUXURY LIVING, EXCEPTIONAL ENERGY EFFICIENCY, A GENEROUS TUCKED-AWAY PLOT and STUNNING COUNTRYSIDE VIEWS.

Early viewing is highly recommended, contact PCM ESTATE AGENTS today to arrange your private viewing.

#### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Spacious with ample storage space, wood flooring with underfloor heating, stairs rising to upper floor accommodation, down lights, ample storage space, under stairs recessed area, access to garage, sliding pocket door to kitchen-breakfast room, further door to:

#### **WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, wall mounted LED mirror, wash hand basin, extractor for ventilation, down lights, wood flooring.

#### **KITCHEN-BREAKFAST ROOM**

17'7 x 11'8 (5.36m x 3.56m)

Ample space for breakfast table, impressive newly fitted kitchen built with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and matching upstands over, Bosch induction hob with fitted Bosch cooker hood over and waist level Bosch oven with separate grill, other integrated appliances include a tall Bosch fridge, separate tall Bosch freezer and Bosch dishwasher, sunken resin sink with kettle tap and moulded drainer into the stone countertop, breakfast bar, underfloor heating, double glazed window to front aspect, sliding double opening pocket doors to:

### **LOUNGE-DINING ROOM**

28'5 max x 13' narrowing to 9'1 (8.66m max x 3.96m narrowing to 2.77m)  
Impressive open plan reception space leading to the level family friendly garden that can be accessed via the double glazed bi-fold doors in addition to a set of double glazed French doors, wood flooring with underfloor heating, down lights, television point.

### **UTILITY**

10'9 narrowing to 5'9 x 11'9 (3.28m narrowing to 1.75m x 3.58m)  
Wood flooring with underfloor heating, range of eye and base level cupboards and drawers fitted with soft close hinges, stone countertops and matching upstands, original resin sink with moulded drainer and mixer tap, Freestanding Bosch appliances including washing machine and separate tumble dryer, extractor fan for ventilation, down lights, double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Radiator, down lights, airing cupboard, double glazed window to side aspect.

### **BEDROOM**

14'6 x 12'7 (4.42m x 3.84m )  
Down lights, radiator, television point, built in double wardrobe, double glazed window to rear aspect having lovely views over the garden and far reaching views over the countryside beyond, door to:

### **EN SUITE**

Underfloor heating, tiled walls, tiled flooring, ladder style heated towel rail, large walk in shower with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap. wall mounted mirrored LED vanity unit, double glazed frosted glass window to side aspect, down lights, extractor fan.

### **BEDROOM**

10'9 x 8'9 (3.28m x 2.67m)  
Down lights, radiator, television point, built in wardrobe, double glazed window to rear aspect having views onto the garden and far reaching views beyond.

### **BEDROOM**

11'3 x 11'2 (3.43m x 3.40m)  
Down lights, radiator, television point, built in double wardrobe, double glazed window to front aspect.

### **LUXURY BATHROOM**

Large walk in shower with rain style shower head and hand-held shower attachment, contemporary bathtub with freestanding mixer tap and shower attachment, wall mounted vanity enclosed wash hand basin with mixer tap and LED mirror over, ladder style heated towel rail, tiled walls, tiled flooring with underfloor heating, extractor fan for ventilation, down lights, double glazed window to front aspect.

### **SECOND FLOOR LANDING**

Door to:

### **MASTER BEDROOM**

19' max x 14'9 (5.79m max x 4.50m)  
Radiator, down lights, television point, eaves storage cupboard, door to luxury en-suite, door to dressing room and double glazed window with additional Velux style window both to the rear elevation having views over the garden and far reaching countryside views beyond.

### **LUXURY EN SUITE**

Large walk in shower, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with chrome mixer tap and LED Bluetooth mirror with vanity cupboard over, extractor for ventilation, tiled walls, tiled flooring with underfloor heating, double glazed window to rear aspect having lovely views.

### **DRESSING ROOM/ WALK-IN-WARDROBE**

13'7 x 5'7 (4.14m x 1.70m)  
Radiator, down lights.

### **REAR GARDEN**

Raised sandstone patio offering ample space for patio furniture and the perfect spot to enjoy those stunning views over the garden and to the countryside beyond, steps down to a level section of lawn, ideal for families with children, fenced boundaries, outside lighting and gated side access. The garden is private and secluded.

### **GARAGE**

17'8 x 10'5 (5.38m x 3.18m)  
Electric door, loft space, wall mounted consumer unit for the electrics, wall mounted boiler, underfloor heating, double glazed window with frosted glass door and composite door to the garden.

### **OUTSIDE - FRONT**

Block paved drive providing off road parking for multiple vehicles, good-sized section of lawn, path leading to the front door, outside lighting, gated side access to the rear garden, wooden fence and views.

### **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.

### **AGENTS NOTE**

In accordance with section 21 of the Estate Agents Act 1979, we advise that the seller of this property is connected to PCM Estate Agents.

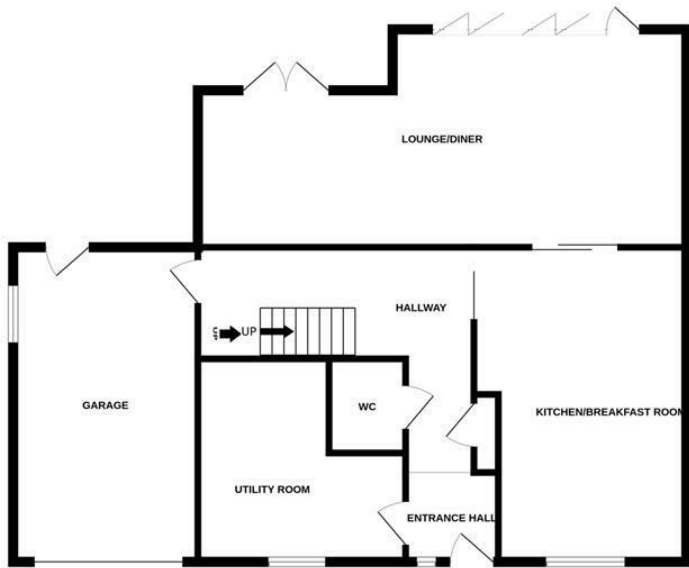
Council Tax Band: New Build



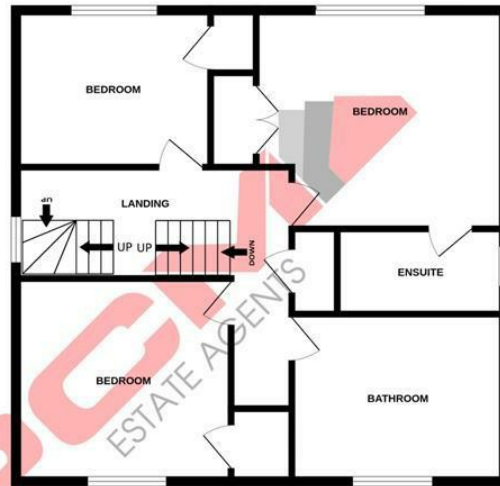




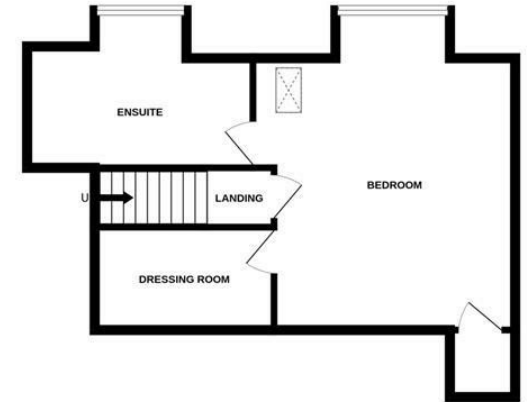
GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.