



Westleton,

Guide Price £595,000

- New Home Of Exceptional Design and Specification
- 2 Miles from the Coast & RSPB Minsmere
- 10 Year ICW Guarantee Two Year Arbora Homes Customer Care Period.
- INTERNAL PHOTOS ARE OF THE SHOW HOUSE AND INDICATIVE OF THE FINISH FOR THE REMAINING PLOTS
- Highly Regarded Village Within The Suffolk Heritage Coast
- Sustainable Low Carbon Family Homes
- Multifunctional Kitchen with Integrated Appliances
- Area of Outstanding Natural Beauty
- High Energy Efficiency with Under Floor Heating
- Predicted EPC - B

Cherry Lee Close, Westleton

Impeccable and elegantly finished homes with premium features and high-end specifications for aspirational, low carbon living in this most sought after of village 2 miles from the coast.



Council Tax Band:



SPECIFICATION

The Swallow, Kingfisher, Bittern, Swit, Sandpiper, Osprey and Avocet kitchen and utility rooms will be fitted with a Commodore Wardley Shaker kitchen range in Limestone, with the islands in Carrington Blue with brass handles.

These kitchens will have Miami Vena Quartz worktops and upstands, as well as fully integrated Siemens appliances, including a built-in single oven, combi-microwave oven, warming drawer, 4 ring touch control electrical hob, dishwasher and fridge freezer. Belfast ceramic double sink with a Quooker hot tap in brass and wine cooler.

The Tern, Teal and Heron will be fitted with a Commodore Tatton Shaker kitchen range in Pebble with chrome handles. Miami Vena Quartz worktops and upstands, as well as fully integrated Bosch appliances including a built-in double oven, 4 ring touch control electric hob, dishwasher, fridge freezer, double sink and wine cooler.

Amtico flooring will be fitted to all kitchens, utility rooms, bathrooms, ensuites and cloakrooms.

All homes will feature contemporary white Roca bathroom suites and chrome fixtures with sandy grey vanity units to the cloakrooms and white vanity units to the ensuites. Family bathrooms will have black fixtures. Chrome towel rails and Hollywood Gloss Marble wall tiles will feature in all cloakrooms,

bathrooms and ensuites.

Each home is equipped with sustainable features including EV car charging points and the infrastructure in place to facilitate solar and battery systems

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATION

Predicted Energy Assessment rating to fall in Band B

OUTGOINGS

Council Tax Banding to be assessed. Homes are subject to an estate charge of £548.50 per annum

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20914/RDB.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do

not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





PLOT NO.	HOUSE TYPE	BEDROOMS	PARKING	SIZE	GUIDE PRICE
I	The Swallow	4 Bedrooms	Double Garage	184 sqm 1,981 sqft	£840,000
6	Starter Home	2 Bedrooms	Driveway	81 sqm 876 sqft	RESERVED
7	The Heron	3 Bedrooms	Single Garage	115 sqm 1,238 sqft	£595,000
8	The Tern	3 Bedrooms	Single Garage	97 sqm 1,044 sqft	£450,000
9	The Teal	3 Bedrooms	Single Garage	97 sqm 1,044 sqft	£450,000
10	The Kingfisher	5 Bedrooms	Double Garage	233 sqm 2,508 sqft	£1,045,000
II	The Bittern	5 Bedrooms	Double Garage	273 sqm 2,939 sqft	£1,140,000

THE HERON

THREE BEDROOM DETACHED HOME HOMES | PLOT 7



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	115 sqm 1,238 sqft
	3 BEDROOMS
	2.5 BATHROOMS
	SINGLE GARAGE

GROUND FLOOR

Kitchen & Dining Room	5.3m x 5.6m
Living Room	3.2m x 5.6m
Cloakroom	1.3m x 2m
Single Garage	3.1m x 6.2m

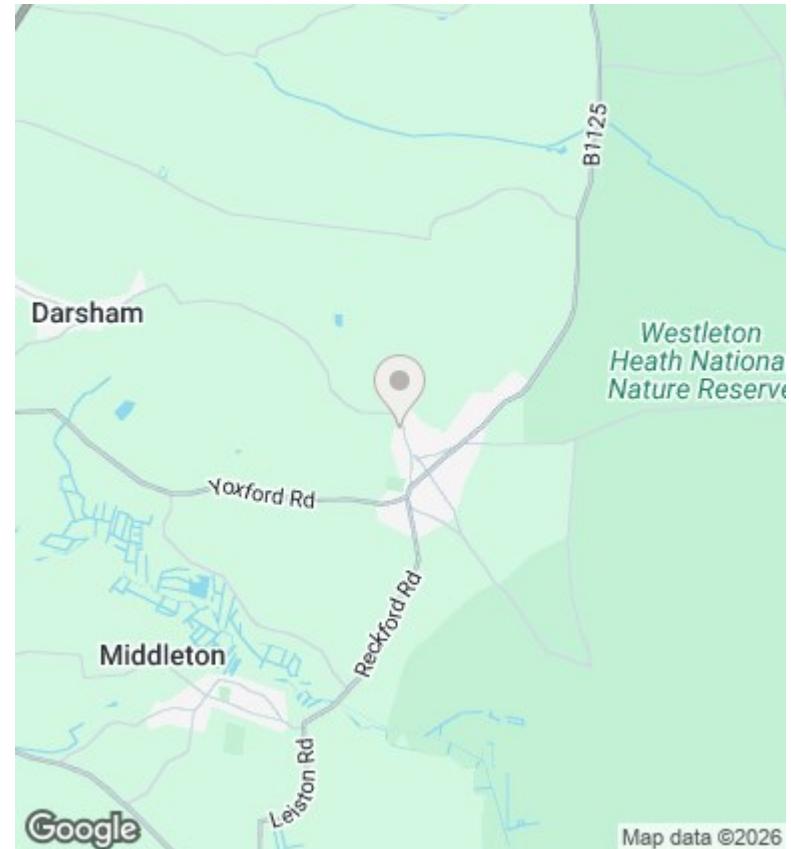
FIRST FLOOR

Principal Bedroom	3.2m x 4m
Ensuite	1.5m x 2.7m
Bedroom 2	3.2m x 3.6m
Bedroom 3	2.3m x 3.3m
Bathroom	1.9m x 2.2m

SAMPHIRE PLACE, WESTLETON



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Map data ©2026

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

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

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com