PCM ESTATE AGENTS

14 Bradshaw Close, Winchelsea Road, Guestling, TN35 4LW

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £575,000

PCM Estate Agents are delighted to present to the market an exceptional opportunity to acquire a BRAND NEW CHALET STYLE THREE BEDROOM HOME, forming part of this EXCLUSIVE NEW DEVELOPMENT on the northern outskirts of Hastings. Occupying a GOOD SIZED PLOT in a favourable position, benefitting from SEA VIEWS, UNDERFLOOR HEATING to the ground floor and HIGH-END FINISHES throughout.

The property is yet to be completed but offers adaptable and well-proportioned accommodation comprising a welcoming entrance hall with built in storage, SPAIOUS LIVING ROOM, an OPEN PLAN KITCHEN-DINING ROOM, separate UTILITY, ground floor THIRD BEDROOM/ STUDY and a ground floor SHOWER ROOM. Upstairs there are TWO LUXURIOUS DOUBLE BEDROOMS, both of which having BUILT IN WARDROBES, with the master bedroom having an EN-SUITE bathroom with bath and separate shower, whilst the second bedroom benefits from an EN-SUITE shower room. The property will also have LANDSCAPED GARDENS to the side and rear and a CAR BARN providing OFF ROAD PARKING.

The property has been built with energy efficiency in mind and also has the benefit of a 10 YEAR PROTEC BUILD WARRANTY.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

NOTE
Please note that the images of the exterior are CGI and a fair representation of what the property will look like when finished.

PRIVATE FRONT DOOR
Leading to:

ENTRANCE HALL
Built in storage, underfloor heating.

LIVING ROOM
14'3 x 13'6 (4.34m x 4.11m)
Double glazed windows to side aspect, double glazed French doors opening to the rear garden, underfloor heating.

KITCHEN-DINING ROOM
20'7 narrowing to 15'2 x 19'4 max (6.27m narrowing to 4.62m x 5.89m max)
Double glazed French doors to rear aspect, double glazed window to rear aspect, underfloor heating, door to:

UTILITY ROOM
7'5 x 6'7 (2.26m x 2.01m)
Double glazed window to front aspect, double glazed door to side aspect, underfloor heating.

STUDY/ BEDROOM
10'7 x 10'6 (3.23m x 3.20m)
Double glazed window to front aspect, underfloor heating.

SHOWER ROOM
7' x 6' (2.13m x 1.83m)
Double glazed window to side aspect, underfloor heating.

FIRST FLOOR LANDING
Leading to:

BEDROOM
15'5" x 14'8" (4.72m x 4.49m)
Fitted wardrobes, double glazed window, door to:

EN-SUITE
With bath and shower, double glazed window.

BEDROOM
12'7" x 16'4" (3.84m x 5m)
Fitted wardrobes, double glazed window, door to:

EN-SUITE
Shower, double glazed window.

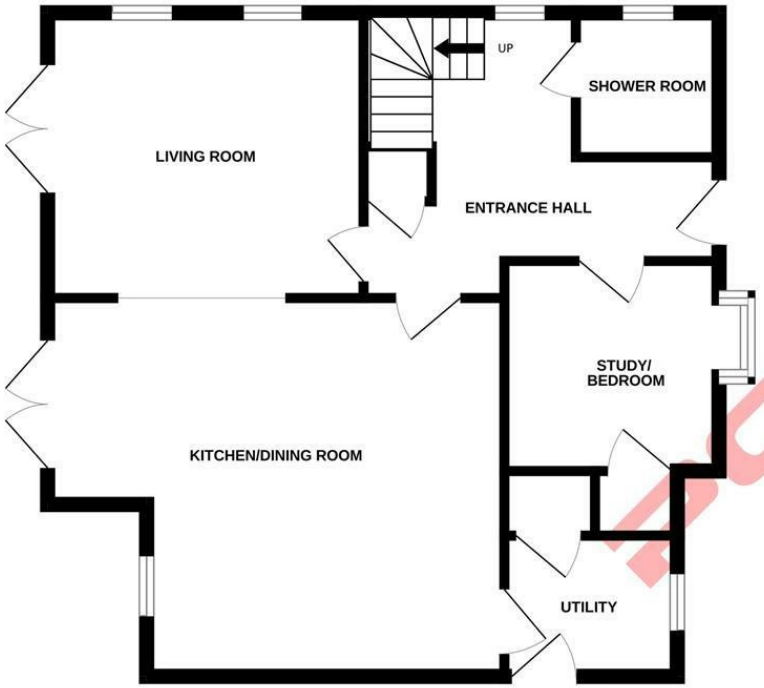
CAR BARN
Providing off road parking

OUTSIDE
The property will have landscaping to the front, side and rear.

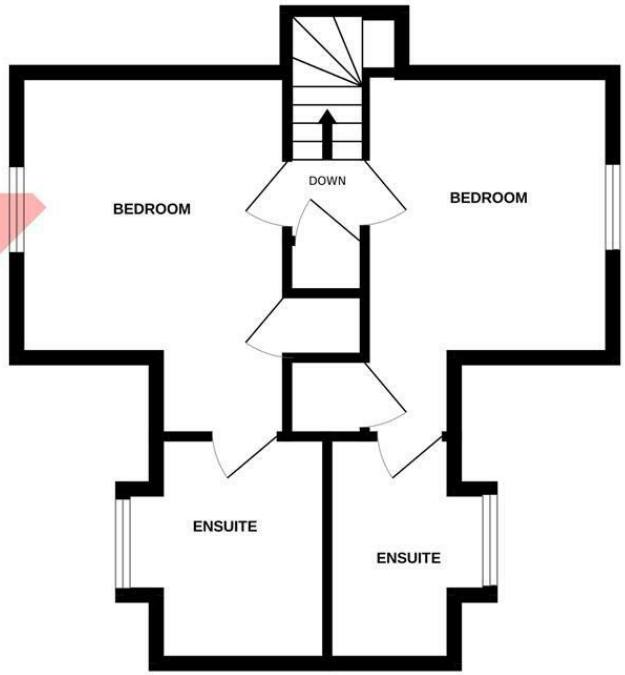
AGENTS NOTE
In accordance with section 21 of the Estate Agents Act 1979, we advise that the seller of this property in connected to PCM Estate Agents.

Council Tax Band: New Build

GROUND FLOOR



1ST FLOOR



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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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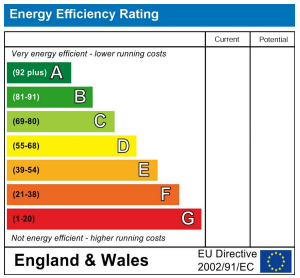

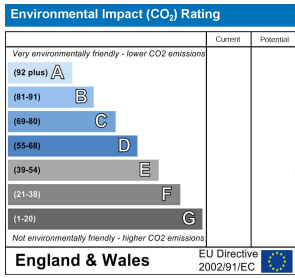

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.