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your local independent estate agent

www.campbellsproperty.co.uk

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Plot 3 (No 4), Bradshaw Close, Guestling, East Sussex TN35 4LW **£385,000 freehold**

Call us now on 01424 774774 to view this beautifully designed brand new three bedroom mid terrace home (circa 115m<sup>2</sup>) boasting an exceptional specification and set in this exclusive development enjoying spectacular rural views built by Prestige Homes and sold with a 10 year Protek warranty. Call n

Mid Terrace Home  
Landscaped Garden

Open plan Kitchen Living Room  
High Specification

3 Bedrooms  
10 Year Protek Warranty

Off-Road Parking

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

The Property  
Ombudsman

rightmove.co.uk  
The UK's number one property website

OnTheMarket.com

## Description

Bradshaw Close is a development of luxury houses by Prestige Homes. Approached over a private road with brick piers entrance. The development enjoys an elevated location with stunning rural views towards the High Weald. Built to an exacting standard using selected materials, the properties present attractive birds beak pointed brick work below a tiled roof with in-frame double glazed windows. Benefiting from all the latest regulations, the properties enjoy high levels of insulation, efficient gas fired boilers with under floor heating to the ground floor and radiators to the first floor. There is a fitted kitchen with AEG appliances and Quartz work surfaces, The kitchen opens into the living/dining area with bi-fold doors out to the garden. Having a versatile layout, there are two bedrooms to the first floor and a top floor master bedroom with en-suite. The gardens have been landscaped and enjoy large areas of patio.

Approached over the estate road, there are two block paved parking spaces.

Note: When all the properties are sold, a management company will be set up to maintain the communal areas and private pumping station.

## Directions

From Hastings proceed along the A259 passing Mill Lane where the development will be found shortly after on the left hand side.  
What3Words: //stews.riches.them

## THE ACCOMMODATION

With approximate room dimensions comprises:

### ENTRANCE PORCH

With outside light and insulated door through to

### ENTRANCE HALL

With stairs rising to first floor landing.

### WC

With obscured window to front and fitted with a vanity sink unit, concealed cistern WC.

### LIVING/DINING ROOM

22' 8" x 14' 4" (6.91m x 4.37m) With window and double doors leading to the patio and garden, there are two large cupboards and an opening that leads into the

### KITCHEN

11' 0" x 7' 4" (3.35m x 2.24m) With window to front and fitted with a comprehensive range of high gloss wall and base mounted cabinets incorporating cupboards and drawers with intelligent storage, integrated AEG fridge/freezer, double oven and dishwasher with a large area of Quartz work surface incorporating a stainless steel sink with mixer tap and etched drainer, four ring induction hob with extractor fan above.



### FIRST FLOOR LANDING

With stairs rising to the second floor, cupboard housing gas fired boiler.

### BEDROOM

14' 1" x 11' 1" (4.29m x 3.38m) With window taking in stunning views.

### BATHROOM

With obscured window to side, fitted with a tile enclosed shower with glazed screen, fixed and hand held shower, panelled bath, concealed cistern WC and vanity sink with lit mirror above, heated towel rail.



### BEDROOM

14' 8" x 9' 5" (4.47m x 2.87m) With window to front.

### SECOND FLOOR LANDING

Cupboard.

### MASTER BEDROOM

18' 3" x 11' 0" (5.56m x 3.35m) Max into dormer window. Access to wardrobe cupboard with further eaves storage area.

### EN-SUITE

With velux window to rear, tile enclosed shower with glazed enclosure, concealed cistern WC, vanity sink unit with lit mirror and heated towel rail.

### OUTSIDE

The property will have an area of parking for two vehicles to the front. To the rear will be an area of patio that will open out to a level section of lawn that will be fence enclosed.

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

### Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.