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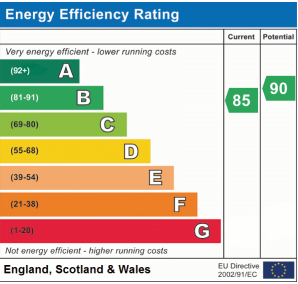
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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9 Amsterdam Way, St Leonards-on-Sea, East Sussex TN38 8DZ    **£700,000 freehold**

A recently construction substantial and versatile five bedroom detached family home with incredible sea views, all within a convenient private cul-de-sac location.

- Modern Detached Home  
Private Cul-de-Sac
- 4/5 Bedrooms  
Convenient Location
- South Facing Garden  
Double Garage
- Direct Sea Views  
Balance of Protek Warranty



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## Description

9 Amsterdam Way was constructed to a high standard five years ago and still has the balance of a 10 year Protek warranty. The property offers over 2000 sq.ft. of versatile, light and adaptable accommodation laid out over three floors. The ground floor consists of a large entrance hall complete with a utility area, reception room and double integral garage and whilst this floor is currently part of the main house it could easily be re-configured into a separate flat which makes this property ideal for those looking for multi-generational occupancy. To the first floor is an impressive open plan kitchen/dining/living area with sliding doors out to a substantial balcony from which you can enjoy the stunning sea views and makes for a fantastic entertaining space as well as ideal for family living. This floor also has cloakroom and a separate reception room which could be used as a study or a fifth bedroom. The second floor enjoys a master bedroom with en-suite bathroom, again enjoying the views and there are two further bedrooms and a large family bathroom. Outside the property enjoys ample off road parking and a very impressive south facing garden. The property is conveniently situated in a private cul-de-sac just off Bexhill Road and close to shops, supermarkets, schools and recreational facilities and fashionable St Leonards with its popular bars and restaurants is a short distance away and also has a mainline station with regular services to London Charing Cross. Viewing is highly recommended.

## Directions

From St Leonards seafront proceed in a westerly direction along the A259 passing Aldi on your left and the entrance to Amsterdam Way will be found a short distance along on the left hand side.  
What3Words:///radar.reader.rarely

## COVERED ENTRANCE PORCH

Leads to partly glazed front door into

## HALLWAY

33' 10" x 7' 3" (10.31m x 2.21m) Recessed lighting to ceiling, double coat cupboard, turned staircase giving access to the first floor, understairs storage cupboard.

## WC

Window to the side of the property, Low level wc and wash hand basin in vanity unit, tiled splash back.

## UTILITY ROOM

Variety of wall and base mounted units incorporating cupboards and drawers, granite work surfaces, space and plumbing for washing machine and tumble dryer.

## GARAGE

23' 4" x 15' 9" (7.11m x 4.80m) Power and light, window to side, courtesy door to hallway, remotely operated roller door.

## RECEPTION ROOM/BEDROOM 5

17' 6" x 12' 4" (5.33m x 3.76m) Double aspect room with windows to the rear and side and double aspect doors giving access into the garden, recessed lighting to ceiling.

From the hallway a turned staircase gives access into the

## KITCHEN/DINING/LIVING ROOM

33' 10" x 23' 11" (10.31m x 7.29m) max, L-shaped and open plan. The kitchen area offers a variety of wall and base mounted units incorporating cupboards and drawers, granite work surface, one and a half bowl stainless steel sink drainer unit with mixer tap, window to the front of the property, four ring ceramic hob with extractor hood over, integrated dishwasher, space for American style fridge/freezer, integrated Neff appliances to include microwave, grill and two electric ovens, recessed lighting to ceiling, breakfast bar, television aerial point. The lounge/dining area has a television aerial point, radiators, recessed lighting to ceiling. Sliding doors giving access onto the south facing sun terrace with far reaching views to the English Channel and coastline.



## BEDROOM 4

11' 8" x 11' 9" (3.56m x 3.58m) Window to the front of the property, television aerial point, recessed lighting to ceiling.

## WC

Window to the side, low level wc, vanity unit incorporating wash basin with cupboard under and tiled splash back, recessed lighting to ceiling.

A turned staircase gives access to the second floor.

## BEDROOM ONE

24' 1" x 11' 10" (7.34m x 3.61m) Large window, far reaching views, fitted wardrobes to either side of the room, recessed lighting to ceiling, door into



## EN-SUITE

9' 4" x 5' 9" (2.84m x 1.75m) Window to side, vanity unit incorporating wash basin with cupboard under, wc, heated towel rail, tiled walls, recessed lighting to ceiling.

## BEDROOM 2

12' 9" x 11' 11" (3.89m x 3.63m) Window to front, television aerial point, fitted wardrobes, recessed lighting to ceiling.

## BEDROOM 3

11' 10" x 10' 10" (3.61m x 3.30m) Window to front, fitted wardrobes, television aerial point, recessed lighting to ceiling.

## FAMILY BATHROOM

9' 8" x 6' 1" (2.95m x 1.85m) Bath with chrome tap fittings, vanity unit incorporating wash basin with drawers under, wc, heated towel rail, double shower unit, recessed lighting to ceiling, tiled walls and floor.

## OUTSIDE

To the front of the property there is a block paved driveway with parking for three vehicles. A side gate gives access to the rear garden which is considered to be of a very generous size, astro turfed with a patio area, summerhouse on hardstanding, steps leading up to the sun terrace.



## COUNCIL TAX

Hastings Borough Council  
Band F - £3,689.32

**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.