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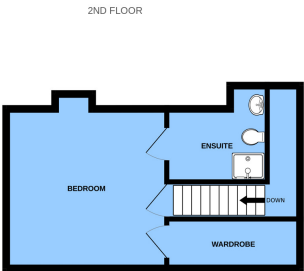
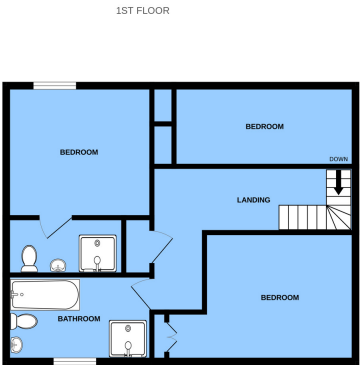
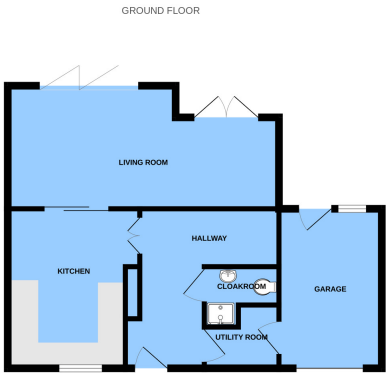
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NEW LAYOUT
RELEASED



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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Plot 8 (No. 9) Bradshaw Close, Guestling, East Sussex TN35 4LW **£725,000 freehold**

A beautifully designed brand new four bedroom home (circa 215 sq.m.) boasting an exceptional specification and set on this exclusive development enjoying spectacular rural views with a large garden and single garage, built by Prestige Homes and sold with a 10 year Protek warranty.

Brand New Detached Home	4 Bedrooms with 2 En-Suites	Single Garage	10 Year Protek Warranty
Open Plan Kitchen/Living Room	Landscaped Garden	Exclusive Gated Development	Exceptional Specification

Description
Bradshaw Close is a development of luxury houses by Prestige Homes. Approached over a private road with brick pierced entrance the property 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 and second floors. At the heart of the house is a stunning kitchen/living room with an extensive list of top of the range AEG kitchen appliances and Quartz work surfaces. The kitchen has pocket sliding doors into a large living room with bi-fold doors to the garden. There is a large utility room, four bedrooms over the first and second floors with stunning master bedroom suite that occupies the second floor with a walk-in dressing room and luxurious en-suite bathroom.

The landscaped gardens enjoy large areas of patio, with views beyond. There is a single garage with electric sectional door and a block paved driveway.

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 sizes, is approached via a

COVERED PORCH
With outside3 lighting, double glazed door to a

LARGE L-SHAPED RECEPTION HALL
With built in cupboard.

UTILITY ROOM
11' 3" x 6' 0" (3.43m x 1.83m) plus 5' 7" x 5' 3" (1.70m x 1.60m) with large window with views to the front, range of base and wall mounted cabinets with cupboards and drawers, dishwasher and washing machine.

WC
Fitted with a concealed cistern WC and vanity unit with lit mirror above.

KITCHEN/BREAKFAST ROOM
18' 1" x 12' 3" (5.51m x 3.73m) There is an extensive range of base and wall mounted cabinets with intelligent storage system, dishwasher, double oven, fridge/freezer, Quartz working surface with sink unit and etched drainer, induction hob with extractor fan above, pocket sliding doors lead to



LIVING/DINING ROOM
22' 4" x 12' 7" (6.81m x 3.84m) Narrowing to 8' 11" (2.72m) With wide biford doors and separate double doors to the garden.



INTEGRAL GARAGE
17' 8" x 10' 4" (5.38m x 3.15m) With window and door to rear.

FIRST FLOOR LANDING
Stairs rising to the second floor, cupboard housing pressurised water tank.

BEDROOM
12' 7" x 11' 04" (3.84m x 3.45m) Large cupboard.



BATHROOM
12' 0" x 8' 07" (3.66m x 2.62m) With window to the front, tiled floor, fully tiled walls, fitted with a central bath with mixer tap, vanity sink unit with lit mirror above, glazed shower enclosure with fixed and hand held shower, heated towel rail.



BEDROOM 2
14' 6" x 12' 8" (4.42m x 3.86m) With window taking in panoramic views, large double wardrobe cupboard.

EN-SUITE
9' 4" x 5' 0" (2.84m x 1.52m) Fully tiled with large shower enclosure with glazed screen, fixed and hand held shower enclosure with glazed screen. fixed and hand held shower, vanity sink unit with lit mirror above, heated towel rail, concealed cistern wc.

BEDROOM
11' 0" x 8' 5" (3.35m x 2.57m) Window to rear, cupboard.

SECOND FLOOR LANDING

MASTER BEDROOM
16' 2" x 14' 11" (4.93m x 4.55m) Window taking in panoramic views and opening to

DRESSING ROOM
14' 0" x 5' 7" (4.27m x 1.70m) With hanging and shelving.

EN-SUITE
12' 6" x 8' 10" (3.81m x 2.69m) Into dormer window, large tiled shower enclosure with glazed screen, fixed and hand held shower heads, vanity sink unit with lit mirror above, concealed cistern WC, heated towel rail.

OUTSIDE
To the front is an area of parking with access to the garage and to the rear is a landscaped garden with areas of patio with views beyond.



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.