



2 Bradshaw Close (Plot 1),
Guestling,
East Sussex,
TN35 4LW



2 Bradshaw Close (Plot 1)

A beautifully designed brand new detached four bedroom home (Circa 190 m2) boasting an exceptional specification and set in this exclusive development enjoying spectacular rural views with a large garden and double garage, built by Prestige Homes and sold with a 10 year Protek warranty.

Features

BRAND NEW DETACHED HOME

4 BEDROOMS 2 WITH EN-SUITES

DOUBLE GARAGE

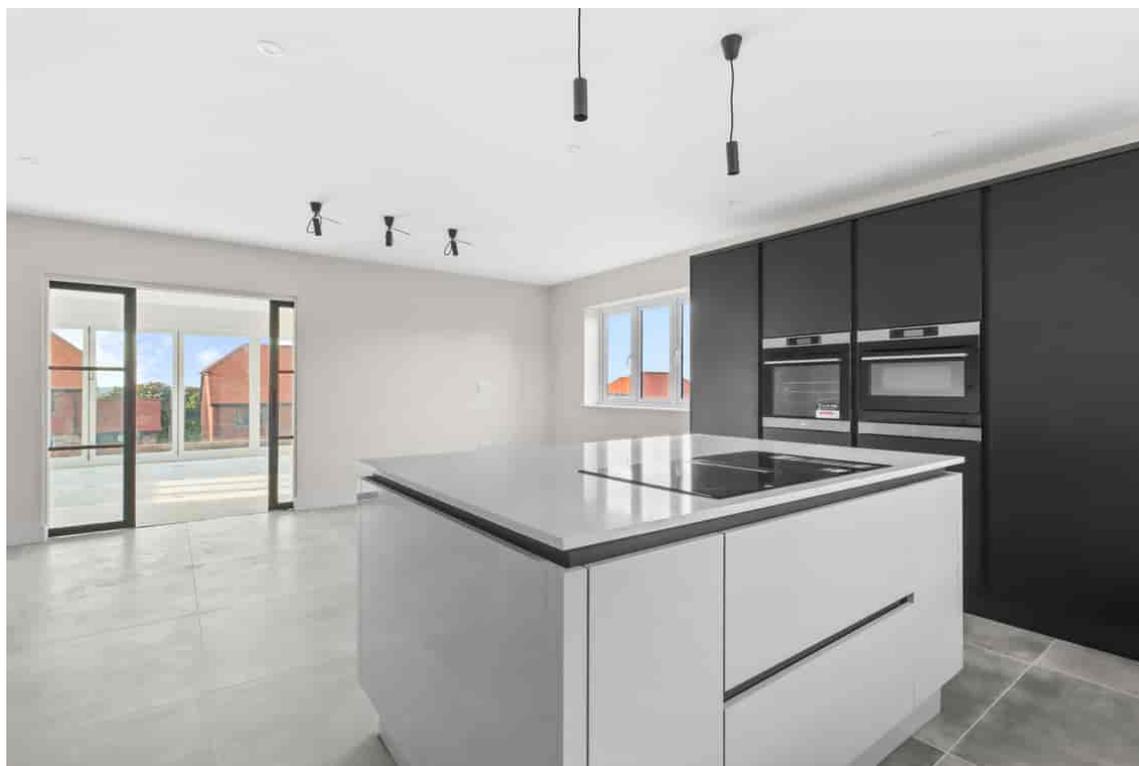
EXCEPTIONAL SPECIFICATION

OPEN PLAN KITCHEN/LIVING AREA

LANDSCAPED GARDEN

10 YEAR PROTEK WARRANTY

EXCLUSIVE DEVELOPMENT



Description

Bradshaw Close is a development of carefully designed 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 yet convenient for local amenities. Built to an exacting standard, using selected materials the properties present attractive birds beak pointed brick work with pelmet skirts below a tiled roof with in-frame double glazed windows. Benefiting from all the latest regulations, the properties are efficient to run and low maintenance with high levels of insulation, efficient gas fired boilers with under floor heating to the ground floor and radiators to the first floor. Upon arrival you are greeted by a generous vaulted reception hall and throughout the property has carpets or tiled floors. At the heart of the house is a stunning kitchen/living room that is arranged around a centre island with an extensive list of top of the range AEG kitchen appliances and Quartz work surfaces. The kitchen provides ample space for both seating and a large table and has pocket sliding doors opening to a triple aspect living room with bi-fold doors taking in the wonderful views. Having a versatile layout, the property offers two bedrooms to the ground floor and two bedrooms to the first floor. Both the first floor bedrooms have en-suites, the main incorporating a walk-through dressing room with mirror fronted wardrobes and a wet room/shower area. The gardens have been landscaped and enjoy large areas of paved patio, that are railing enclosed and enjoy the views. The main garden is set to the rear offering a large expanse of level lawn with a patio and pathway leading to the fully plastered and painted double garage with electric sectional door.

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 is approached via aluminium insulated door through to

ENTRANCE PORCH

6' 6" x 5' 5" (1.98m x 1.65m) Opening through to

VAULTED RECEPTION HALL

22' 6" x 13' 9" (6.86m x 4.19m) With stairs rising to a galleried landing above. Tiled flooring, wide opening through to

KITCHEN

21' 9" x 14' 8" (6.63m x 4.47m) A double aspect room with tiled flooring throughout arranged around a centre island and fitted with a stylish range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with intelligent storage system, integrated AEG dishwasher, oven and combination oven with warming drawer. There is an integrated larder, fridge and freezer and an extensive area of Quartz working surface incorporating an etched drainer and boiling water mixer tap. The centre island incorporates cupboards and drawers with an AEG four ring induction hob with a built in extractor fan. The kitchen offers ample space for a table and additional seating and has sliding pocket doors to the



DRAWING ROOM

19' 5" x 14' 2" (5.92m x 4.32m) A triple aspect room with 13'6 wide bi-fold doors opening onto a railing enclosed patio with wonderful views.

UTILITY ROOM

With window to front, tiled floor, fitted with a range of base and wall mounted cabinets incorporating cupboards and drawers, concealed gas fired boiler, AEG washing machine and tumble dryer, further Quartz working surface with acrylic sink with mixer tap and drainer.

WC

5' 6" x 3' 10" (1.68m x 1.17m) With obscured window to front and fitted with a vanity sink unit with lit mirror above and concealed cistern WC.

BATHROOM

8' 10" x 8' 9" (2.69m x 2.67m) With obscured window to rear, tiled flooring, fitted with a curved centre bath with mixer tap, tile enclosed shower with fixed and hand held showers, vanity sink unit with lit mirrored cabinet above, low level WC, heated towel rail.



BEDROOM

11' 8" x 9' 3" (3.56m x 2.82m) Window to front, built in cupboard.

BEDROOM

12' 10" x 11' 7" (3.91m x 3.53m) Window to rear with views, built in cupboard.

FIRST FLOOR GALLERIED LANDING

With velux window to front, cupboard housing pressurised tank.

MASTER BEDROOM SUITE

21' 9" x 12' 9" (6.63m x 3.89m) A triple aspect room taking in views of the countryside opening through to a fully fitted dressing room with mirror fronted sliding wardrobes with additional access to eaves and opening through to

EN-SUITE

9' 9" x 9' 3" (2.97m x 2.82m) With velux windows to front and rear, fully tiled and fitted with a wet room shower area with central shower, hand held shower and glazed screen, vanity sink unit with mixer tap and lit mirrored cabinet above, concealed cistern WC and heated towel rail.

BEDROOM

17' 7" x 15' 1" (5.36m x 4.60m) A double aspect room enjoying views to the front and rear, cupboard and

EN-SUITE

7' 0" x 6' 1" (2.13m x 1.85m) With window to rear, tiled floor, part tiled walls, fitted with a glazed shower enclosure with fixed and hand held shower, concealed cistern WC, vanity sink unit with lit mirrored cabinet above, heated towel rail.

OUTSIDE

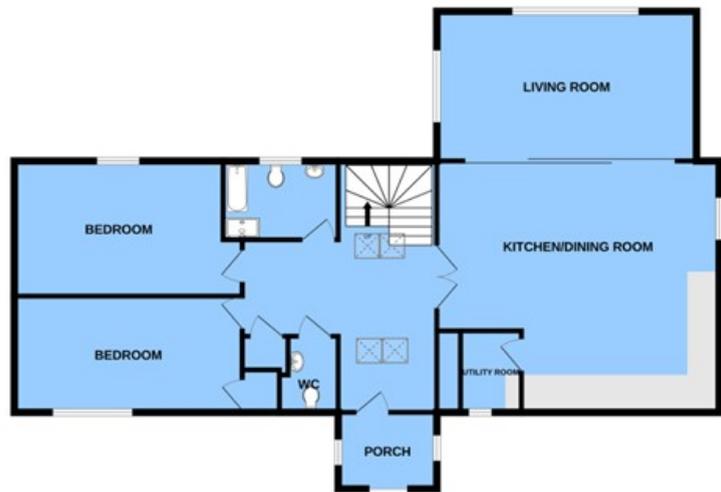
A block paved driveway provides parking with access to the garage, fully plastered and painted, a generous double with electric sectional door. A pathway wraps around leading to a large patio that enjoys the views. The rear garden is laid to level lawn and steps lead to a lower section ideal as a kitchen garden.

NOTES

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



GROUND FLOOR



1ST FLOOR



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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