

# JOHN BRAY & SONS



1 Grace Close  
, St. Leonards-On-Sea, TN37 7GA

£1,450 Per Month

 2  2  1 

# 1 Grace Close

St. Leonards-On-Sea, TN37 7GA

The property: a newly constructed two bedroom, two bathroom house located within the exclusive Ashdown House development on the Northern outskirts of St. Leonards. The accommodation comprises an open plan kitchen and dining room with modern units which house high quality Bosch integrated appliances and there is a downstairs w/c. There is a separate living room which benefits from patio doors out to the garden and hardwearing but stylish wood effect Amtico flooring in the hallway of the first floor there are two double bedrooms fitted with newly laid carpet, together with a luxury family bathroom where there is a bath with a shower and screen over. The main bedroom also benefits from built-in wardrobes and an en-suite shower room. There are two allocated parking spaces, fitted with an electric vehicle charging point and some units will be available with a single car port. Additional visitor spaces are available throughout the development.

The location: the development is enviably positioned within walking distance to a local shops, a superstore, retail park and within easy reach of good bus routes and access to the A21. Hastings, St. Leonards Warrior Square and Battle all benefit from mainline railway stations offering connections to Brighton, London and Ashford International. The Conquest Hospital is 0.7 miles away and there are local primary and secondary schools nearby.

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## Floor Plan

## 2 bedroom house

## Type C | Ashdown House

**872 sq.ft / 81 sq.m**  
Parking | Unfurnished

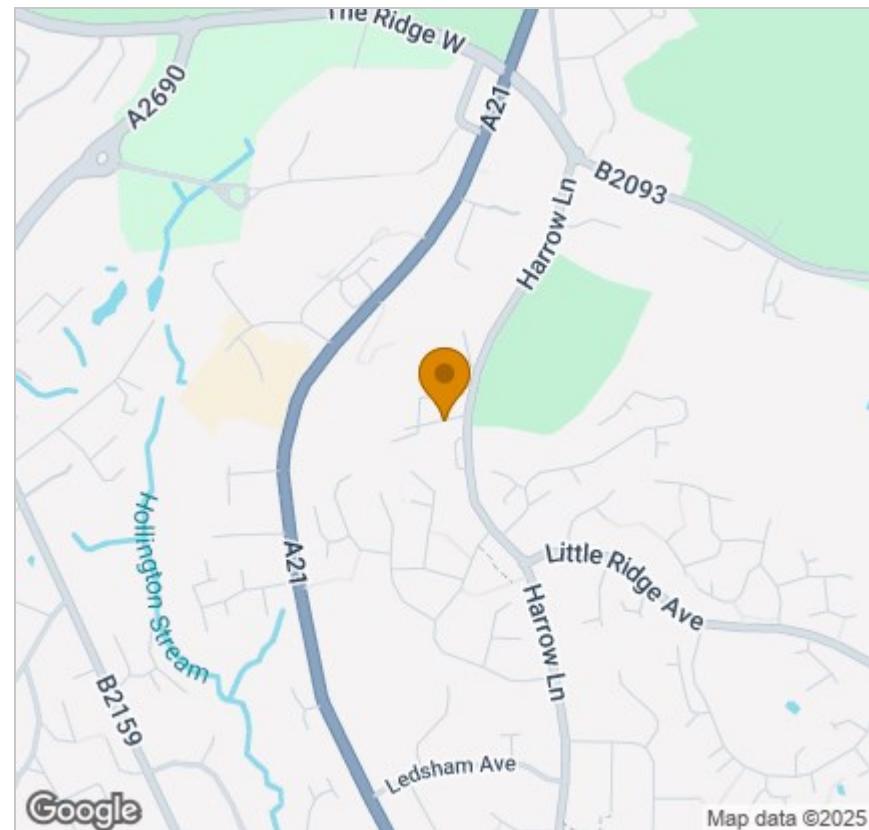


These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. The dimensions are taken from the indicated points of measurement for guidance only and are an approximation. Images are indicative only.

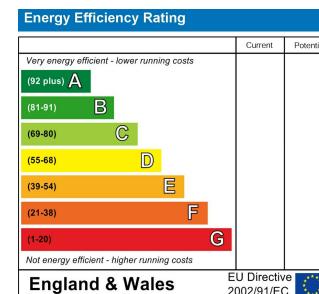
S – Store      WC – Toilet      W – Wardrobe

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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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