



THE  
PARK LANE GROUP



## 2 Bed Wateringbury Way , Eastbourne, BN23 7FA

\*NEW BUILD\* Two Bedrooms | Energy Efficient | Chain Free | Ideal Location Close to Schools & Shops | Over £25,000 Extras Included | Fully Equipped Designer Kitchen with Integrated Appliances, Lighting & Flooring | Exclusive Setting | Development All For Private Ownership

£299,950

# 2 Bed Wateringbury Way

, Eastbourne, BN23 7FA



- **\*\*NEW BUILD - ALL FOR PRIVATE OWNERSHIP\*\***
- Fully Equipped Designer Show Home Kitchen with Bosch Integrated Appliances, Lighting & Flooring
- Close to Schools, Shops, Gym & Private Access to a Tranquil Nature Conservation Area & Pond
- Choice of Kitchen Finishes for Early Bird Reservations
- Set Within an Exclusive Setting with a Private Pond Within the Development
- Feature Full Width Glazed Sliding Doors Overlooking the Paved Terrace and Landscaped Garden
- New Homes Energy Efficient
- Over £25,000 Extras Included & 10-Year ICW Warranty
- Show Homes Available to View

## Wateringbury Way Development

\*\*\*FROM £299,950\*\*\*

Wateringbury Way features 51 fabulous 2 and 3 bedroom homes. This exclusive new development has been sensitively landscaped with a block paved entrance road, attractive exteriors and generous plot sizes.

It enjoys a quiet location surrounded by trees, and benefits from great road links. The homes are also ideally situated for the area's shops and schools, and the seafront which is just minutes away.

### Two Bedroom Homes

Beautiful two bedroom homes with inviting interiors for contemporary lifestyles.

A spacious kitchen with luxury vinyl flooring makes a statement here. Complete with a built-in eye-level Bosch oven, glass induction hob and extractor, glass splashback, an integrated dishwasher, fridge freezer and washer dryer.

For optimum storage and workspace, we have designed an L-shaped layout and incorporated a corner carousel unit and drawers. Coordinated worktop and upstand plus brushed chrome sockets with USB ports and door furniture add to the high-end look.

### DESIGN & DETAIL

We have specified lighting too, with concealed

under-unit LEDs plus downlighters which feature throughout the ground floor and bathrooms.

The open plan living room is light and airy, with full-width glazed sliding doors to the patio and garden. An understairs cupboard provides useful added storage, and the WC features a host of details too, including a fitted mirror, vanity unit, tiled splashback and heated towel radiator.

### YOUR SANCTUARY

Two similarly proportioned double bedrooms feature on the first floor either side of a beautifully appointed family bathroom. It includes an L-shaped bath with a glass shower screen, a vanity unit, concealed cistern WC, LED fitted mirror, shaver socket and heated towel radiator.

We have also included a useful door hook and toilet roll holder. Porcelain wall and floor tiles complete the design.

### CLASSIC EXTERIORS

We have also paid close attention to the homes' exteriors, blending tiles, brickwork, render and cladding for a modern yet classic look.

Each home has a lawned rear garden with a patio and close-boarded fencing. They also benefit from a garden shed, lighting, an outside tap, an electric car charging point and visitor and private allocated parking.

They enjoy an exclusive setting too with a brick boundary wall and gated entrance (subject to planning), flanked by pillars with marble plaques bearing the name Wateringbury Way.

### Convenient Location

Wateringbury Way enjoys a fantastic location. It is quiet yet convenient for the area's shops, schools and surrounding road links.

In addition to a pond within the development, the homes have direct access into Langney Centre Pond. A haven for wildlife, it is a designated site of nature conservation.

The area has also benefitted from a multi-million pound investment in local shopping. This places a great gym and Costa Coffee, Tesco, Boots, and more on your doorstep. Sovereign Harbour Retail Park, featuring Asda, TK Maxx, The Gym, Next and Wilko among other big retailers, is just 6 minutes away, whilst the town centre is approximately 10 minutes by car.

There are several popular schools within easy reach of Wateringbury Way too, including West Rise Infant & Junior Schools, Langney Rise Primary School, Stone Cross School and St. Catherine's College.



## Directions





# Floor Plan



**IMPORTANT NOTICE** – These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	