



Wyatt
Hughes
Residential Sales

**Preston Hall Close
Bexhill, TN39 5FB**

Offers over £400,000 Freehold

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A rare opportunity has become available to purchase this recently-built three-bedroom modern detached family home located on a corner plot in a quiet residential close.

Beautifully presented throughout the property boasts a modern décor and is configured to suit contemporary living. There is a dual aspect open-plan kitchen/dining room with integrated appliances and a high-spec interior scheme and light-filled dual aspect living room. French doors lead out to the immaculate private garden which has an outside tap and lighting.

On the ground floor additional features include downstairs WC and handy utility room with a side door leading out to the garden. On the first floor, three generous-sized bedrooms are exceptionally finished. The master bedroom enjoys a dual aspect with fitted triple wardrobes and includes a contemporary fitted en-suite with walk-in shower. The main family bathroom enjoys an array of subtle brown hues accompanied by a modern white suite comprising bath with overhead shower, WC and basin. The second bedroom is a double room with dual aspect and pleasant outlook and the third bedroom is currently being used as a home office but has a fitted wardrobe ready for change of use.

Extra luxury features include air conditioning, CCTV and a carport at the rear of the property and allocated parking. Meanwhile the building itself is offered with the remainder of its NHBC warranty.

The property is ideally situated close to the main access route into Bexhill town centre where there are a wide range of popular independent shops, eateries and schools, along with the seafront and other leisure facilities.

Early viewing is strongly advised. Get in contact with Wyatt Hughes today to secure your appointment or to request further information.

- EPC rating - B
- Detached house
- Remainder of 10 year NHBC guarantee
- Views of fields in the distance from the front of the property
- Tax band D
- En-suite to master bedroom, with fitted triple wardrobe
- Beautifully presented throughout
- 1088 sq ft
- Carport and parking space
- Air conditioning to living room and master bedroom



Preston Hall Close

Approximate Gross Internal Area = 101.06 sq m / 1088 sq ft



Ground Floor



First Floor

Illustration for identification purpose only, measurements are approximate, not to scale. © 2022



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		83	94				

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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