

**RUSH
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WITT &

57 Preston Hall Close, Bexhill-On-Sea, East Sussex TN39 5FB
Offers In Excess Of £305,000 Freehold

About the property

Nestled in the desirable Preston Hall Close, Bexhill-On-Sea, this well-presented attached house offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a contemporary design and is situated in a sought-after residential area, making it an ideal choice for families and professionals alike.

Spanning an impressive 692 square feet, the house features three spacious bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and convenience. The additional bathroom is thoughtfully designed, catering to the needs of a busy household. The heart of the home is the modern kitchen/dining room, which provides an inviting space for family meals and entertaining guests. The living room is a welcoming area, perfect for relaxation after a long day.

Outside, the property benefits from off-road parking for one vehicle, a valuable asset in this popular neighbourhood. The private garden offers a tranquil retreat, ideal for enjoying the outdoors or hosting summer gatherings.

This property is not just a house; it is a home that promises comfort and style in a vibrant community. With its modern amenities and prime location, it presents an excellent opportunity for those looking to settle in Bexhill-On-Sea. Do not miss the chance to make this delightful residence your own.





Floor 0



Floor 1



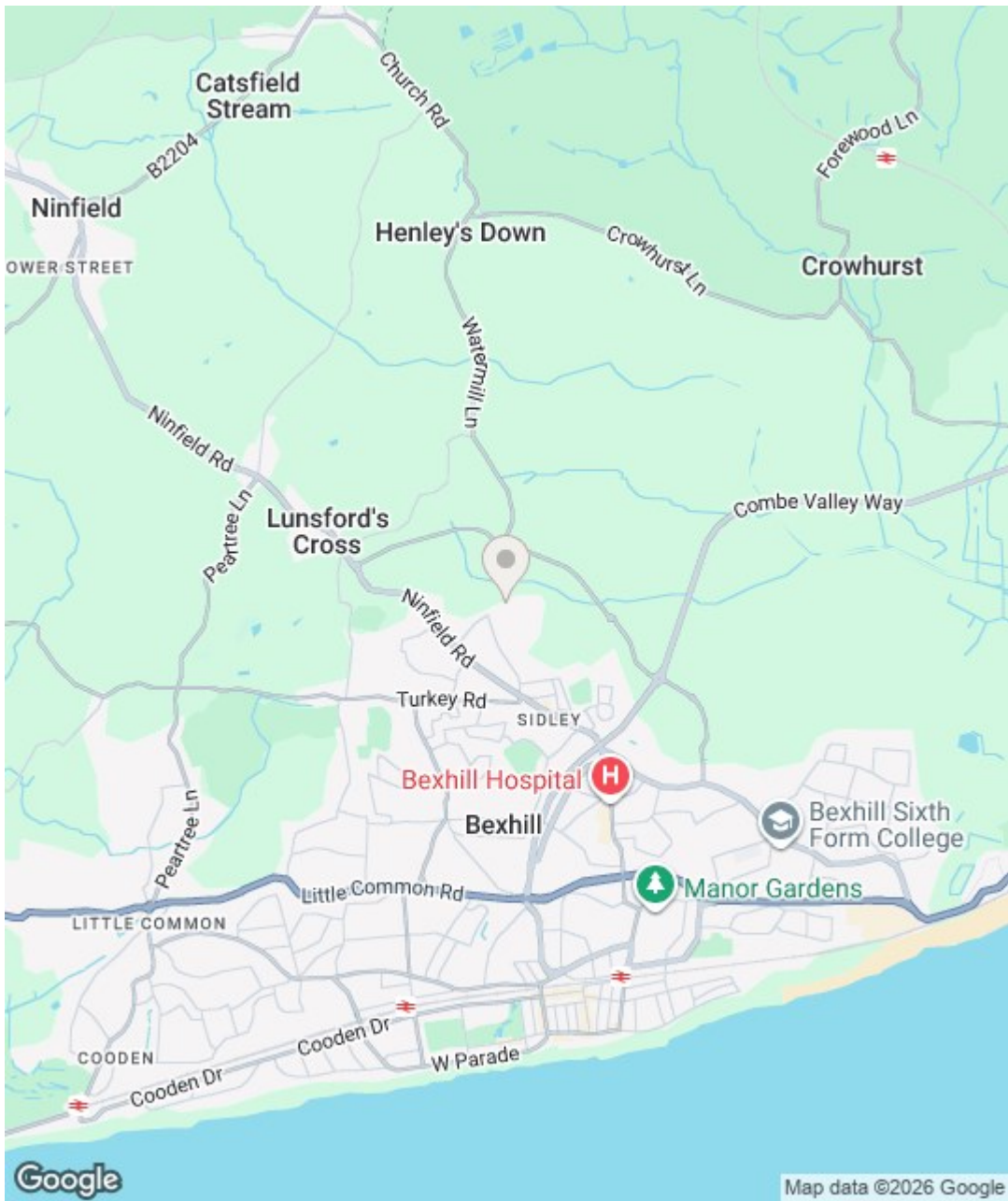
Approximate total area⁽¹⁾

64.4 m²
692 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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