

**RUSH
WITT &
WILSON**



**16 Preston Hall Close, Bexhill-On-Sea, East Sussex TN39 5FB
£339,950**

A beautifully presented four bedroom semi-detached house, built in 2021, sought after residential location. Set across three floors the property comprises a stunning kitchen/breakfast room, living room, downstairs cloakroom, four double bedrooms with the main bedroom benefiting from an en-suite shower room, separate family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for two vehicles and a well maintained rear garden, viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Entrance Hallway

With entrance door, stairs leading to the first floor, radiator, under stairs storage cupboard.

Cloakroom

WC with low level flush, floating wash hand basin with mixer tap, obscured double glazed window to the front elevation, heated towel rail.

Kitchen/Dining Room

15'3" x 9'6" (4.66 x 2.92)

Double glazed windows overlooking the front elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and bowl sink with drainer and mixer tap, integrated dishwasher, integrated electric oven, four ring induction hob, extractor canopy, space for free standing fridge and freezer, space and plumbing for washing machine and tumble dryer.

Living Room

17'0" x 10'5" (5.20 x 3.18)

Double glazed windows to the rear elevation, double glazed French doors giving access onto the rear garden, double radiator.

First Floor Landing

Stairs leading to second floor.

Bedroom Two

12'0" x 9'7" (3.68 x 2.94)

Double glazed windows to the front elevation, radiator.

Bedroom Three

14'3" x 9'8" (4.36 x 2.97)

Double glazed windows to the front elevation, radiator.

Bedroom Four**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome mixer tap, heated towel rail, obscured double glazed window to the front elevation.

Second Floor Landing**Bedroom One**

20'8" x 13'1" (6.31 x 4.00)

Dual aspect with double glazed windows to the front and Velux window to the rear elevation, two radiators.

En-Suite

Comprising modern fitted suite, wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with chrome controls and chrome showerhead, Velux window to the rear, part tiled walls, heated towel rail.

Outside**Parking**

Off road parking to the front of the property, with two designated parking spots.

Rear Garden

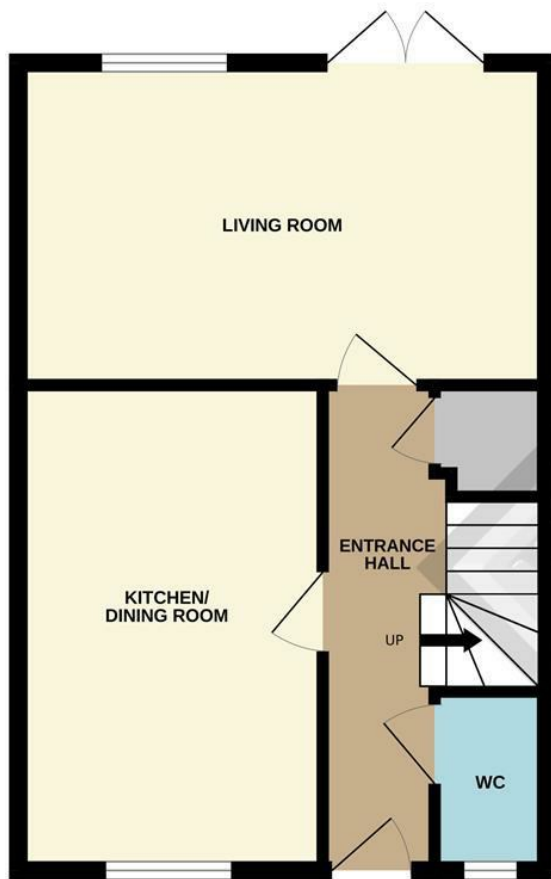
Laid with artificial grass, patio area suitable for alfresco dining, raised decking area, fenced and enclosed.

Outside**Agents Note**

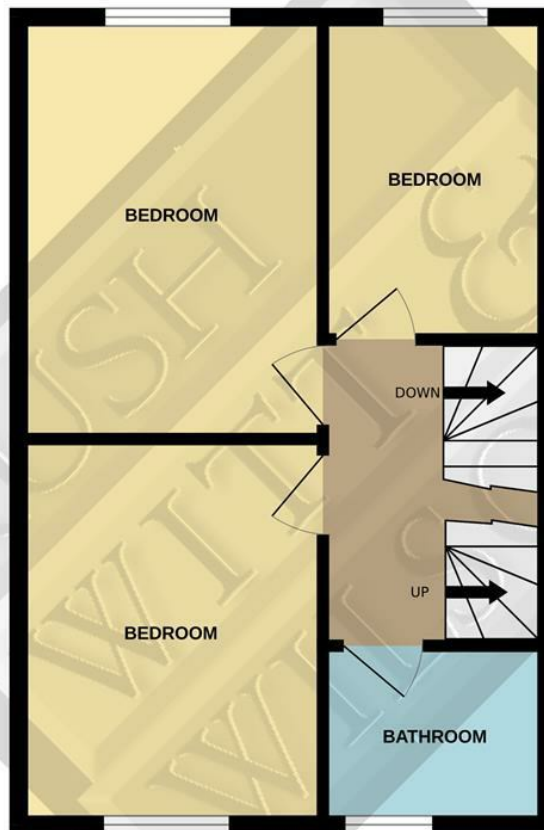
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



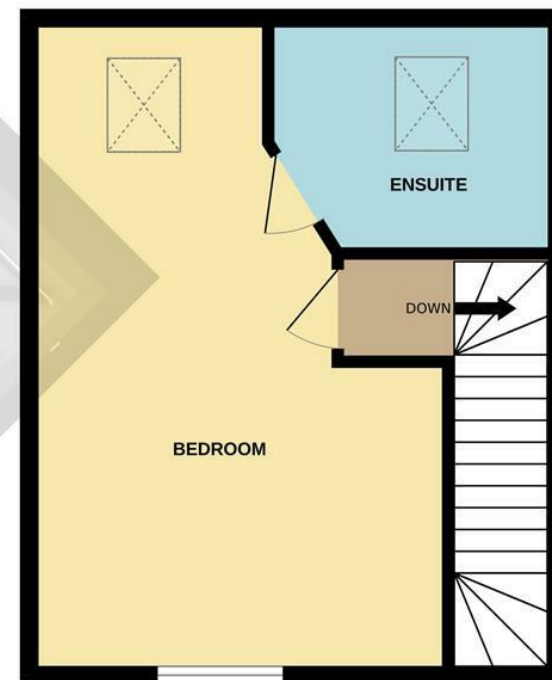
GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



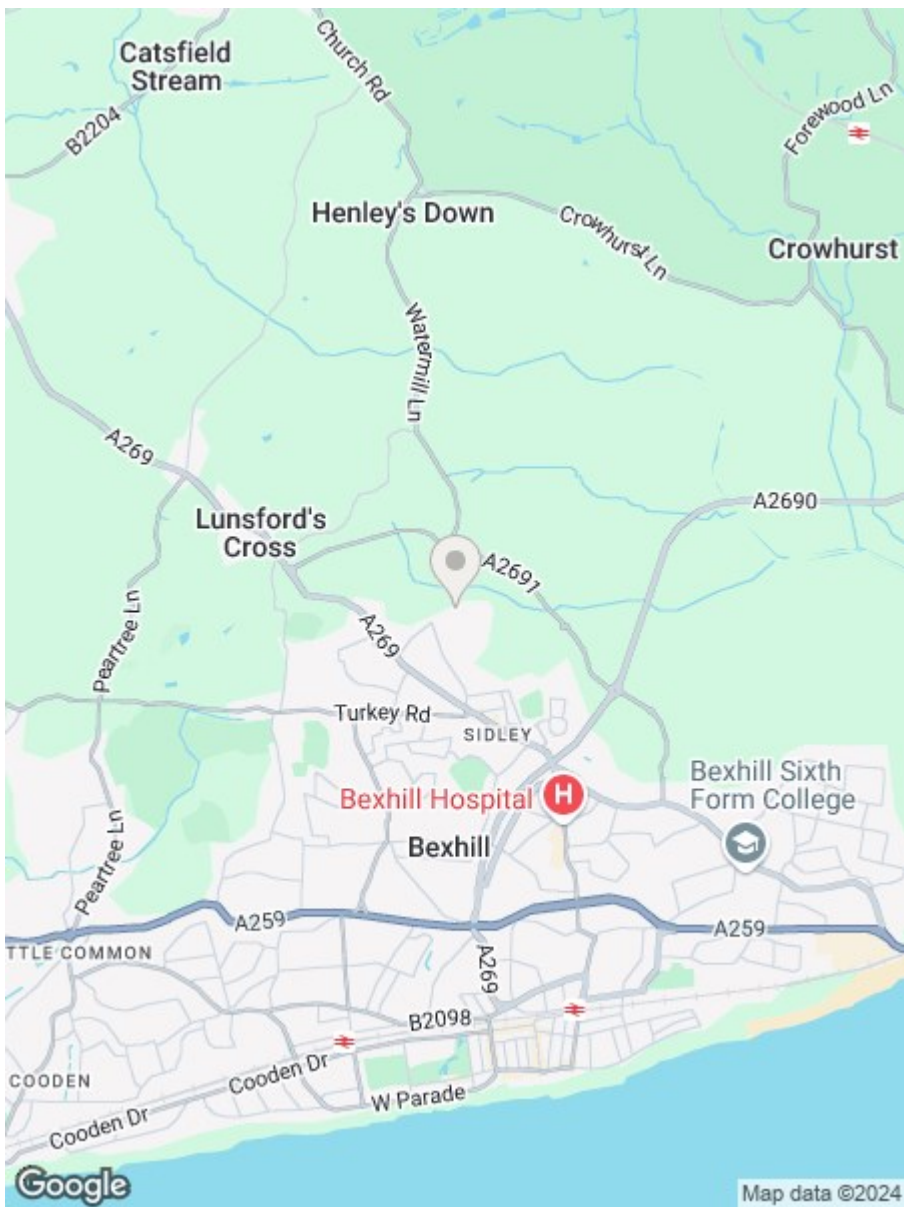
2ND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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