

**RUSH  
WITT &  
WILSON**



**55 Preston Hall Close, Bexhill on Sea, East Sussex TN39 5FB  
Offers In Excess Of £350,000 Freehold**

**A stunning three bedroom detached house built circa 2021, still retains remainder of 10 year builders guarantee. The accommodation comprises a stunning kitchen/breakfast room, utility room, downstairs cloakroom, dual aspect living room, three spacious bedrooms to the first floor with ensuite shower room and additional family bathroom, allocated off road parking for two vehicles under open barn style carport. Other benefits include gas central heating system, double glazed windows and doors, situated in no through road, adjoins woodland area to the side, private front and landscaped southerly facing side garden. Viewing comes highly recommended by Rush Witt & Wilson.**



### **Entrance Hallway**

Entrance door, single radiator.

### **Living Room**

18'10 x 10'2 (5.74m x 3.10m )

Dual aspect with window to the front elevation and French doors lead out onto the side garden, air conditioning unit, two single radiators.

### **Kitchen/Breakfast Room**

18'8 x 10' (5.69m x 3.05m)

Dual aspect windows to the front and side elevations, two single radiators, area for table and chairs. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated double oven with grill, electric hob with extractor canopy and light, glass splashback, integrated fridge and freezer.

### **Utility Room**

6'3 x 5'11 (1.91m x 1.80m)

Door to the rear leading to the side garden, single radiator, laminate worktop with wall unit, plumbing for washing machine, space for tumble dryer and vent.

### **Cloakroom**

Wc with low level flush, pedestal wash hand basin and tiled splashback, single radiator.

### **First Floor**

#### **Landing**

Window to the rear elevation, single radiator, access to roof space, built-in storage cupboard.

#### **Bedroom One**

18' x 11'3 (5.49m x 3.43m)

Window to the side elevations, single radiator, air conditioning unit, mirror fronted fitted wardrobe cupboards with sliding doors, additional window to the front in the dressing room area.

#### **En-Suite**

Comprising walk-in shower cubicle with chrome controls, chrome shower head , tiled splashback, wc with low level flush, pedestal, chrome heated towel rail, obscured glass window to the side elevation.

#### **Bedroom Two**

11'6 x 9'2 (3.51m x 2.79m)

Window to the front and side elevations, single radiator.

#### **Bedroom Three**

9'1 x 7'6 (2.77m x 2.29m )

Window to the side elevation, single radiator, fitted wardrobe cupboard.

#### **Bathroom**

Suite comprising wc with low level flush, pedestal wash hand basin, heated chrome towel rail, panelled bath with hand shower attachment, chrome controls, obscure glass window to the front elevation, half height wall tiling, tiled splashbacks.

#### **Outside**

##### **Front Garden**

Mainly shrubbery with pathway to front entrance.

##### **Rear & Side Gardens**

The rear and side gardens are south facing and enclosed with high retaining walls and fencing, gate to rear, timber framed shed, external power available, outside water tap. The garden has been neatly designed for low maintenance in mind with astro turf and neat paved pathway to the rear of the property.

##### **Parking**

Private off road parking and has two allocated spaces under a car barn lodge with an additional parking space.

##### **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.

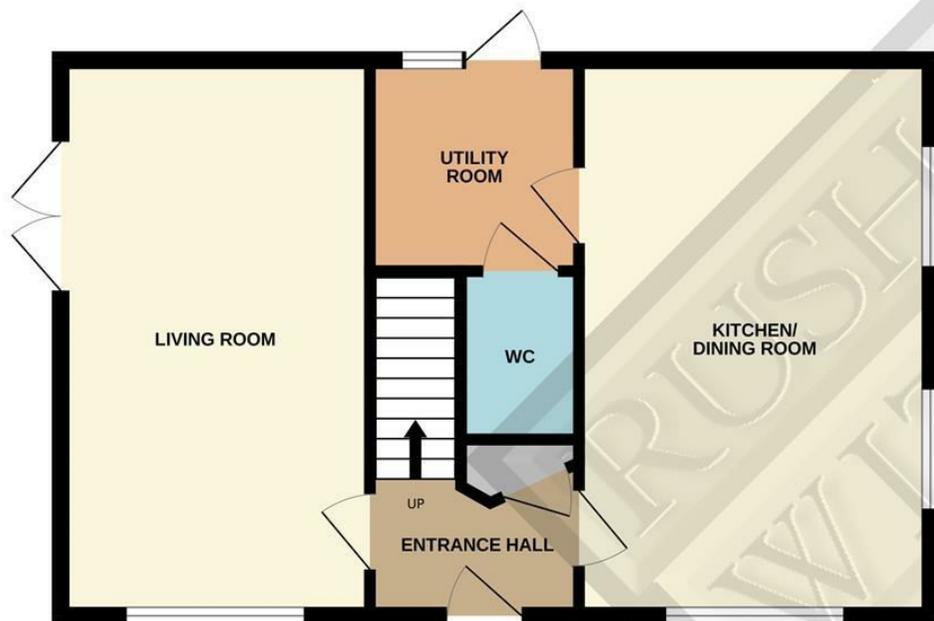
Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



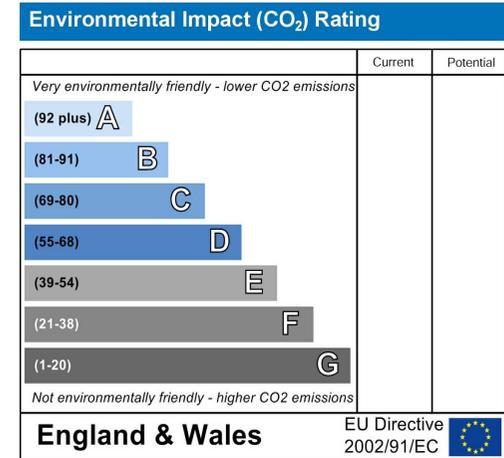
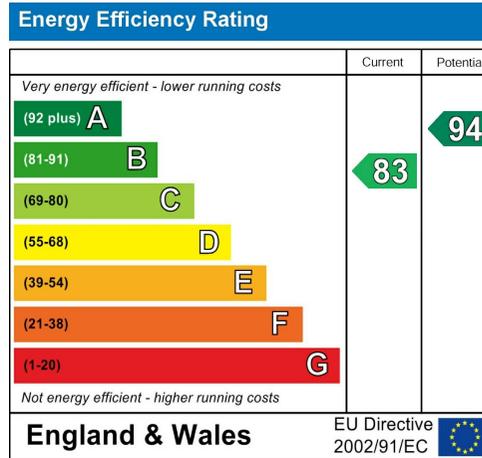
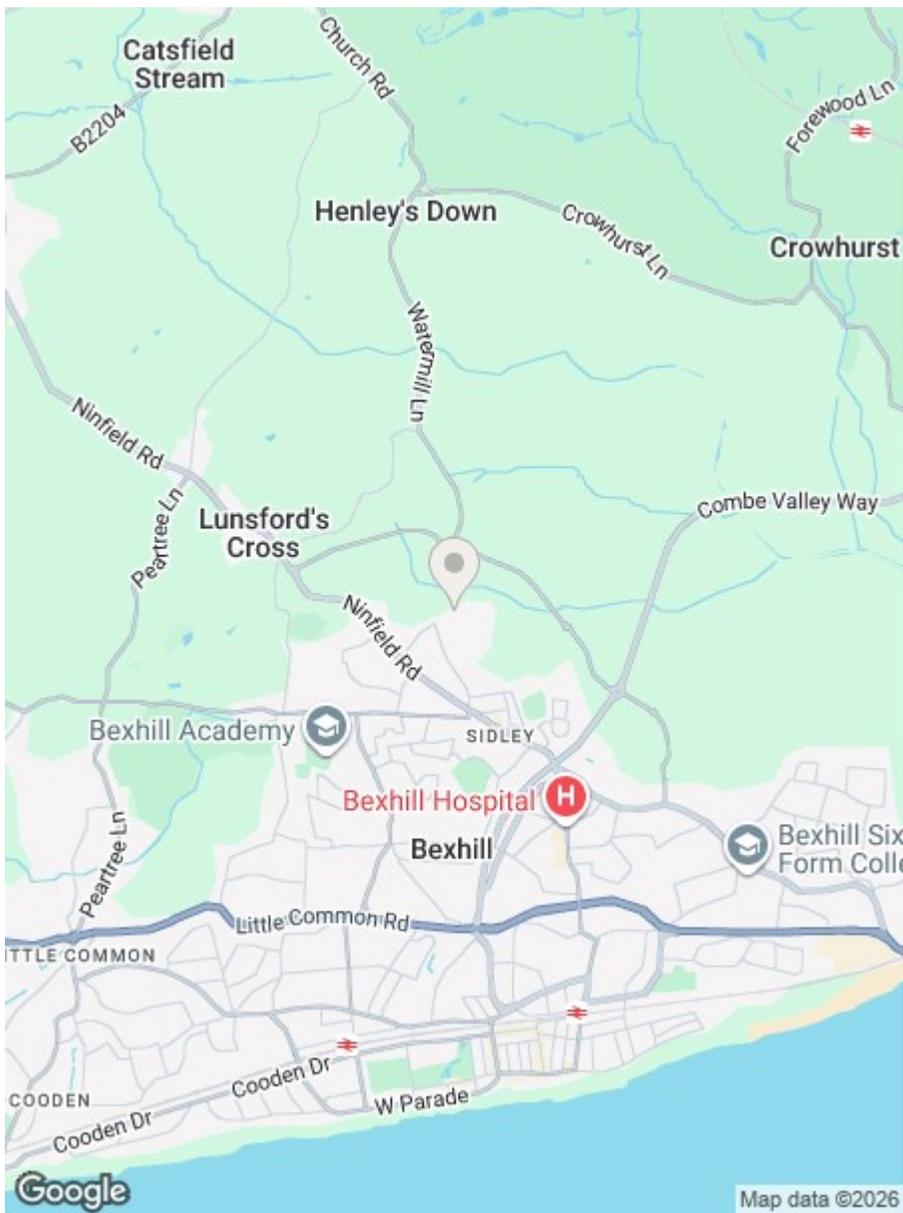
1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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