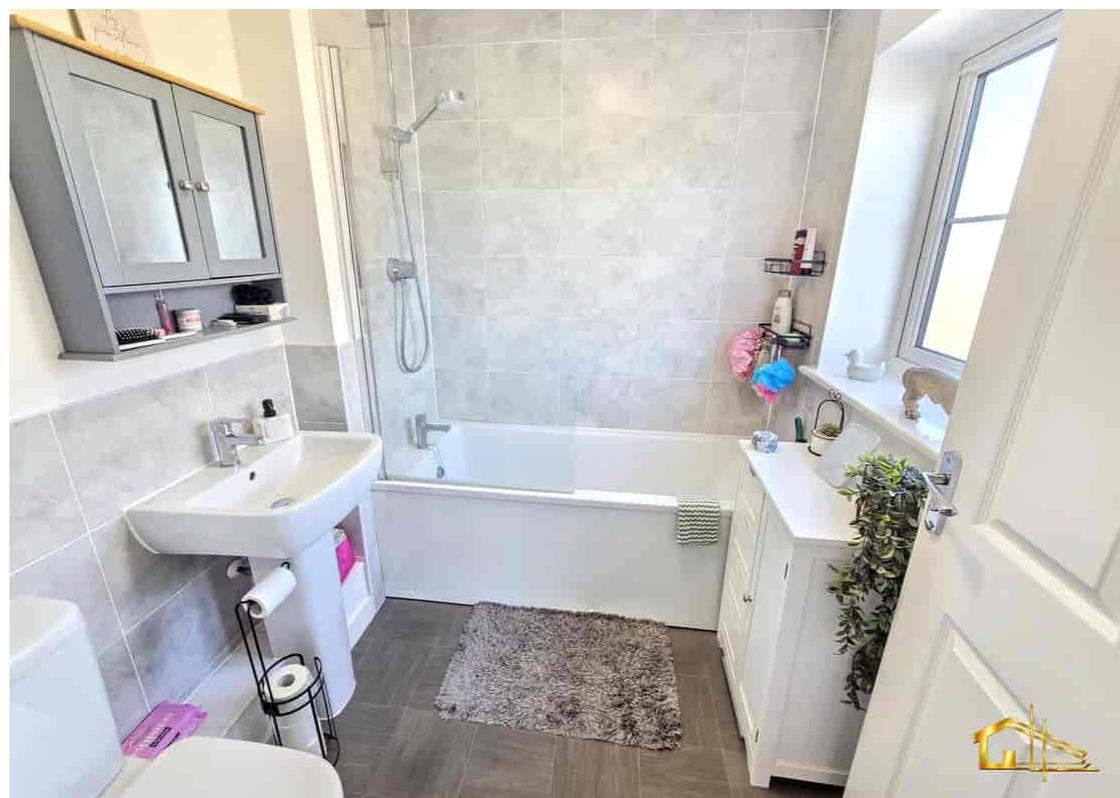
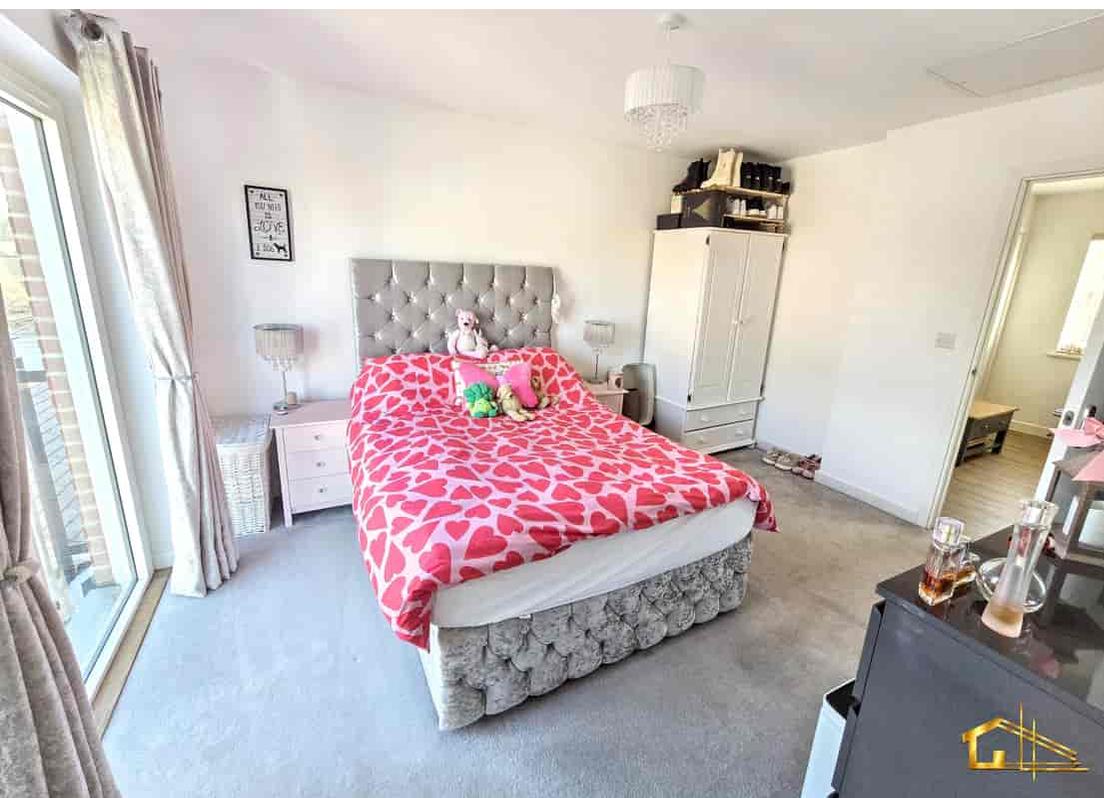




11 Preston Hall Close, Bexhill-on-Sea, East Sussex, TN39 5FB

Immaculate First Floor Maisonette With Parking Space & Garden To The Rear £195,000 - Leasehold

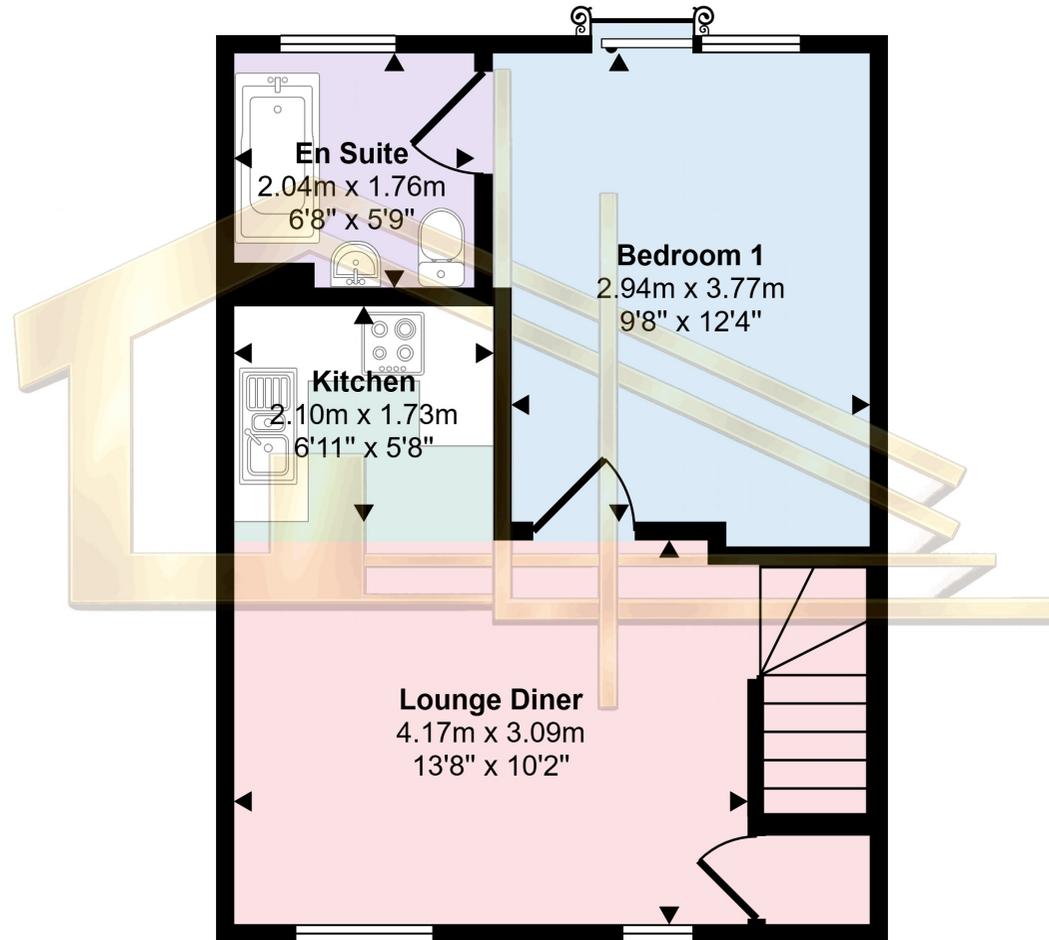




This beautifully presented one bedroom first floor maisonette offers bright, spacious and modern living throughout, making it ideal for first-time buyers, downsizers or investors alike. Benefiting from its own private front door, the property welcomes you into a well-maintained home featuring a bright and spacious south-facing lounge-diner, perfect for both relaxing and entertaining. The modern fitted kitchen area is stylish and practical, complemented by immaculate, neutral decoration throughout. Additional features include useful storage loft space, central heating and double glazing throughout, an off road parking space, and remaining new build guarantees in place for added peace of mind. Externally, the property enjoys its own private area of garden, providing a lovely outdoor space to relax & entertain. Situated in a sought after and quiet location, this fantastic home must be viewed to be fully appreciated. Please call our Bexhill Team on 01424 224488 to arrange your viewing.



Approx Gross Internal Area
36 sq m / 390 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1985.16
Parking Types: Driveway. Off Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (82)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



A One Bedroom First Floor Maisonette * Bright & Spacious South Facing Lounge-Diner * A Modern Fitted Kitchen Area * Double Bedroom * Private En-Suite Bathroom * Immaculate & Modern Decoration Throughout * Own Private Front Door * Quality Carpets & Flooring Throughout * Own Private Area Of Garden * Off Road Parking Space * Central Heating & Double Glazed Throughout * New Build Guarantees In Place * Lovely Neutral Decoration Throughout * Sought After & Quiet Location * An Idea First Time Buy / Buy To Let * Please Call Our Bexhill Team (01424 224488)



Tenure: Leasehold : Original 999 Years From 2021 : Service Charge: TBA (No Ground Rent)

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- One Bedroom First Floor Maisonette
- Bright & Spacious South Facing Lounge-Diner
 - Modern Fitted Kitchen Area
 - Immaculate & Modern Throughout
 - Own Private Front Door
 - Useful Storage Loft Space
 - Own Private Area Of Garden
- Own Private Garden Area
 - Off Road Parking Space
- Remaining New Build Guarantees In Place
- Central Heating & D.Glazed Throughout
- Lovely Neutral Decoration Throughout
 - Sought After & Quiet Location
- Call Our Bexhill Team (01424 224488)