



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

Immaculate Three Bedroom Detached Modern Home With Generous Rooms and Pleasant Views

£375,000 - Freehold



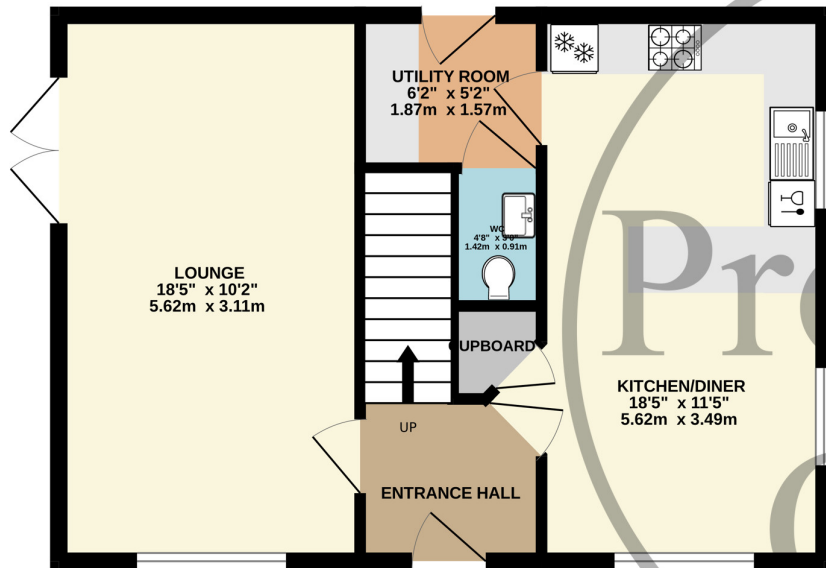


Property Cafe are delighted to present to the market this immaculate, three bedroom detached family home for sale, conveniently positioned in a sought after residential estate walking distance to local shops and Sidley High street. Accommodation and benefits include; A bright & airy entrance hall, leading into a spacious dual aspect lounge with french doors onto the garden; Modern fitted kitchen/diner offering an excellent space to relax & entertain including the following integrated appliances, fridge/freezer, dishwasher, double oven & hob; Separate Utility Room with space for freestanding white goods and a ground floor WC. Upstairs consists of three well proportioned double bedrooms; The master boasting an en-suite shower room comprising of a double walk-in shower cubicle, wash basin, WC & heated towel rail as well as a separate dressing area; Modern fitted family bathroom offering a bath with overhead shower attachment, wash basin & WC. Externally the property consists of a sunny, low maintenance rear garden also benefitting from an outside tap and power point; Off-road parking via a block paved driveway in addition to a car port. The house is offered for sale in excellent decorative order throughout, Air-conditioning to the lounge & master bedroom, upgraded light switched & sockets, gas central heated, double glazed, upgraded ground floor internal doors and with the remainder of the NHBC guarantee. We recommend you view at your earliest convenience.

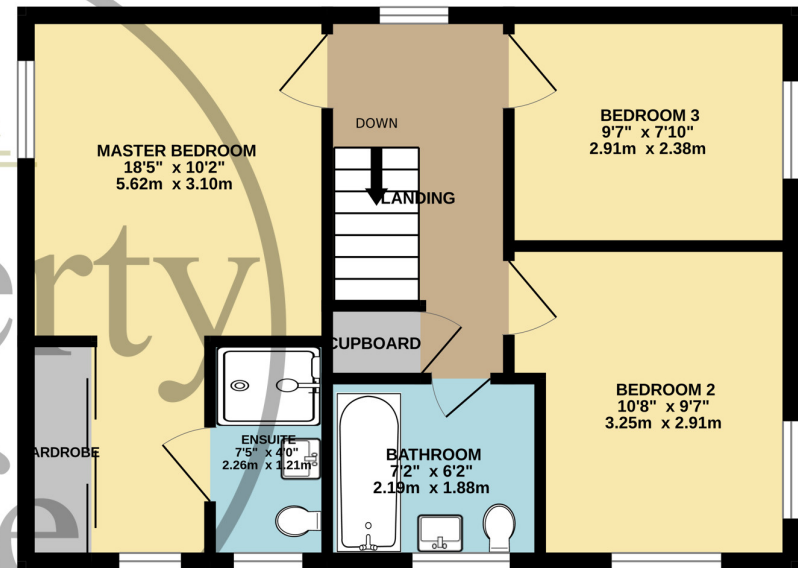
Please note there is a service charge for the upkeep of the roads and grounds of £350 Per Annum.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.




1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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Bedrooms: 3
Receptions: 2
Council Tax: Band D
Council Tax: Rate 2457.1
Parking Types: Covered. Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (83)
Annual Service Charge: 350
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable.
Accessibility Types: Level access. Wide doorways.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(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, Scotland & Wales	EU Directive 2002/91/EC	



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.





The property is situated in a popular residential area of Bexhill only a short walk to Sidley high street offering excellent local amenities and schools. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Detached Family Home For Sale
- Modern Build With NHBC Guarantee In Place
 - Generous Lounge With Patio Doors
- Modern Fitted Kitchen/Diner With Integrated Appliances
 - Separate Utility Room

- Ground Floor WC
- Master Bedroom With Dressing Area & En-Suite
 - Modern Fitted Family Bathroom
 - Sought After Residential Location
 - Viewing Highly Recommended