



England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (81-91)	A (92 plus)
	B (61-80)	
	C (51-60)	
	D (41-50)	
	E (31-40)	
	F (21-30)	
Not energy efficient - higher running costs	G (1-20)	
Energy Efficiency Rating		
84		



23 Preston Hall Close, Bexhill-On-Sea, TN39 5FB

FLOORPLANS

www.justproperty.net



23 Preston Hall Close, Bexhill-On-Sea, TN39 5FB

Leasehold

£230,000





Leasehold

£230,000



2 Bedrooms

1 Receptions

1 Bathrooms

852.00 sq ft

PROPERTY DETAILS

CHAIN FREE / OFFERS OVER £230,000

Just Property is delighted to present this exceptionally well-presented two-bedroom apartment, located in a highly sought-after development in Bexhill, with six years remaining on the new-build warranty.

The property offers its own private front door, leading up to a spacious hallway with a useful storage cupboard. The dual-aspect living and dining area is light-filled and welcoming, providing an ideal space for relaxation or entertaining. Both bedrooms are generously proportioned, boasting fantastic views towards the local countryside.

The modern, fully-fitted kitchen comes with integrated appliances, while the family bathroom features a WC, bathtub, with overhead shower. Additional benefits include UPVC double glazing and gas-fired central heating. The lease has approximately 120 years remaining, with a reasonable monthly maintenance fee of £93.

Externally, this charming apartment, which is a credit to its current owners, features a low-maintenance private rear garden and two allocated parking spaces. Situated in a contemporary development, the property is conveniently close to local amenities, a nearby play park, recreational facilities, and open countryside, while remaining just a short drive from the town centre and seafront.

This property is chain-free, and viewing is highly recommended by the vendor's sole agents, Just Property.

Agent's Note: This property is available with shared ownership via Southern Housing, subject to conditions.



ROOM DIMENSIONS

Private Front Door	Private Garden
Hallway	Communal Parkland and Playground
Stairs To Landing	
Bathroom 7'0" x 5'10" (2.15 x 1.80)	
Kitchen 13'9" x 6'11" (4.20 x 2.13)	
Bedroom 11'1" x 10'7" (3.39 x 3.25)	
Bedroom 14'0" x 10'1" (4.27 x 3.09)	
Lounge / Dining Room 21'1" x 12'0" (6.45 x 3.66)	
Storage Cupboard	
Parking Space	

FEATURES

- CHAIN FREE
- Two Spacious Double Bedrooms
- PrivateFront Door
- 120 Years Remaining on Lease
- Allocated Parking Space
- Immaculate Interiors
- Private Garden Area
- Great Views
- Fitted Kitchen with Integral Appliances
- Gas Central Heating and UPVC Windows



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.