

# PRESTON HALL FARM

BEXHILL-ON-SEA TN39

**Stylish, Contemporary South Coast Lifestyles**

Shared Ownership 1 & 2 Bedroom Apartments and 2 & 3 Bedroom Houses



BUILDING HOMES  
MAKING PLACES  
**ENHANCING LIVES**

# Shared Ownership with Optivo

Purchasing a new home is a big step, but Shared Ownership with Optivo is designed to make that step more manageable. If eligible, you'll be able to buy a share of between 30% and 75% of a new home – paying a smaller mortgage deposit than you might expect.\*

You'll need to be able to afford the monthly mortgage on the share you buy plus the monthly rent on the share still owned by Optivo - along with any service charges - but the total cost may be less than renting privately. The larger the share you own, the less rent you pay - and you'll be able to buy additional shares until you own your apartment outright.

\* Please ask the sales team for further details of Shared Ownership.

## Optivo Credentials

**Optivo is one of the largest housing providers in the UK. Our 44,000 homes give 90,000 people in London, the South-East and the Midlands somewhere affordable to call their own.**

We work with residents, local authorities, and partners to meet housing need, and to create safe, sustainable communities for our residents.



Here are just a few of the awards we've won for exceptional service:





Images are indicative of a typical Optivo specification.

## Welcome to Preston Hall Farm, Bexhill-on-Sea

A collection of desirable Shared Ownership homes in a delightful coastal location

If you've ever dreamed of owning a place of your own, this is the ideal opportunity to get onto the property ladder with a new home at Preston Hall Farm, Bexhill-on-Sea. Each of the 21 traditionally-built homes at Preston Hall Farm features light-filled living space and stylish, contemporary fixtures and fittings. Carefully designed with professional singles, couples and growing families in mind, there's a choice of 6 one- and two-bedroom apartments and 15 two- and three-bedroom terraced and semi-detached houses.

As part of Foundry Meadows, a collection of 139 new homes on the outskirts of Bexhill-on-Sea, the homes at Preston Hill Farm enjoy a landscaped setting including formal and informal green space, mature trees and a designated play area for younger members of the family. Living here, you'll soon become part of a new community and, with Shared Ownership available through Optivo, at an affordable price.



Bexhill Promenade



Glyne Gap Beach



High Weald



Egerton Park

## Between Country and Coast, Your New Home

Set against the backdrop of the glorious Sussex countryside and enjoying one of the best climates on the South Coast, Bexhill-on-Sea is a seaside town in the very best tradition. Living here means being able to stroll or jog along the wide, level promenade, walk on the beach or meet friends for coffee at the De La Warr Pavilion.

There's so much to do, it's hard to be bored. Try sailing or rowing, keep fit, swim or enjoy the flume and wave machine at Ravenside Retail & Leisure Park, just off the beach at Glyne Gap. Take time out to visit Egerton Park, with its lake, tennis courts, indoor and outdoor bowls. Children will love the adventure playground with zipwire and tree house. Golfers will appreciate the courses at nearby Cooden Beach and Highwoods. In summer, of course, Bexhill-on-Sea comes alive with entertainment, music and local events.

Living here, you'll have everything you need on hand from the local medical practice and dentists' surgeries to a wide selection of primary and secondary schools. When it comes to doing the weekly shop, you'll be able to choose between Sainsbury's, Tesco or discount supermarkets. For arts, crafts and gifts, head to the town centre where you'll also find banks, beauty salons and hairdressers, fashion stores as well as local butchers, bakers and a post office.

There are also larger branches of high street names amongst the retail offering at Ravenside Retail & Leisure Park.

# Transport

## By bus:

Bexhill-on-Sea has a good network of local buses travelling around town, the local area including Cooden Beach, as well as further afield to Hastings, Rye, Pevensey Bay and Eastbourne.

## By rail:

From Bexhill's mainline railway station, trains to Hastings take about 10 minutes and the rail journey to Brighton takes around an hour. Travelling to London Victoria by rail takes just under two hours, and you can be at Ashford International in around 55 minutes.

## By car:

From Bexhill-on-Sea, the A259 heads east to Hastings, Pevensey and Eastbourne and you can be in Eastbourne in just over 30 minutes. If you're travelling to the continent, the journey to Dover by car takes approximately 90 minutes. It's possible to join the M23 and the M25 north of Bexhill and connect to the national motorway network. The journey to London Victoria by road takes approximately two hours and 18 minutes via the A21.

## Airports:

London's Gatwick airport is 45 miles away by road, London Heathrow is 85 miles and London City Airport is about 73 miles from Bexhill-on-Sea.



\*All times and distances are approximate and taken from www.thetrainline.com, google.co.uk and www.viamichelin.co.uk

# Specification

## Kitchen

- Modern kitchen from Rixonway's Trieste range in light grey, with integrated appliances from Electrolux including: electric oven, gas hob, chimney-style extractor, washing machine, fridge/freezer and dishwasher
- Slate grey laminate worksurface with matching upstand
- Stainless steel splashback behind hob

## Bathroom

- White sanitaryware from Ideal Standard's Tempo range including bath, wash basin and WC
- Frameless glass shower screen
- Large format ceramic wall tiling, full height around bath/shower
- Mirror above basin

## Flooring

- Vinyl flooring to kitchen, living area, dining area and circulation areas
- Neutral coloured twist-pile carpets to bedrooms
- Vinyl flooring to bathroom

## Security & Connectivity

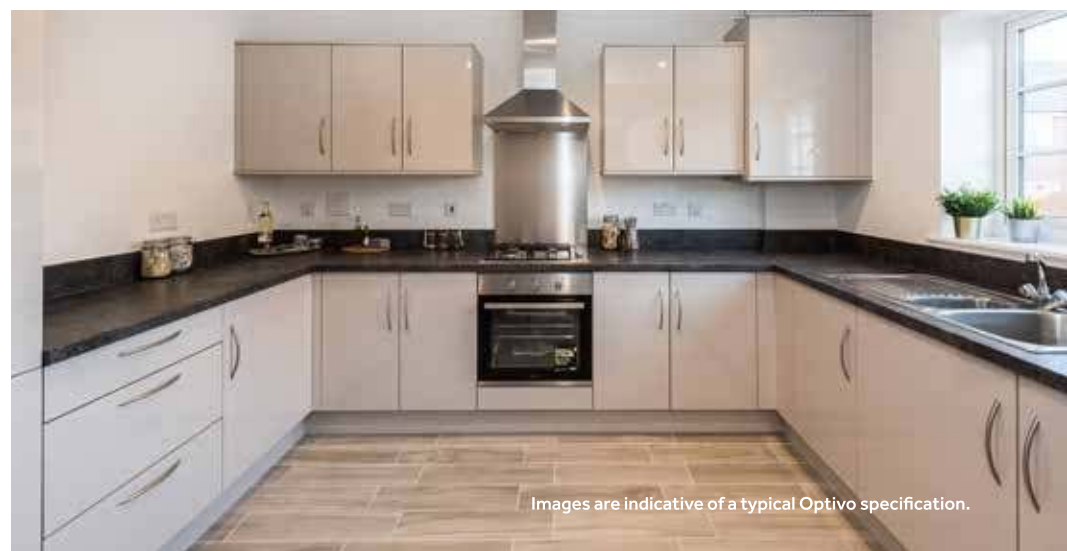
- Mains-powered smoke and CO detection
- TV points to living area and master bedroom (subject to owners' subscription)
- BT point in living area
- External security lights (houses only)
- Audio entry system (apartments only)
- Broadband service to be supplied by Fibrenest (subject to owners' subscription)

## General

- Gas combi boiler, radiators with individual thermostatic controls
- Private rear garden, turfed (houses only)
- 10 year Premier Warranty
- Dedicated off-street parking\*

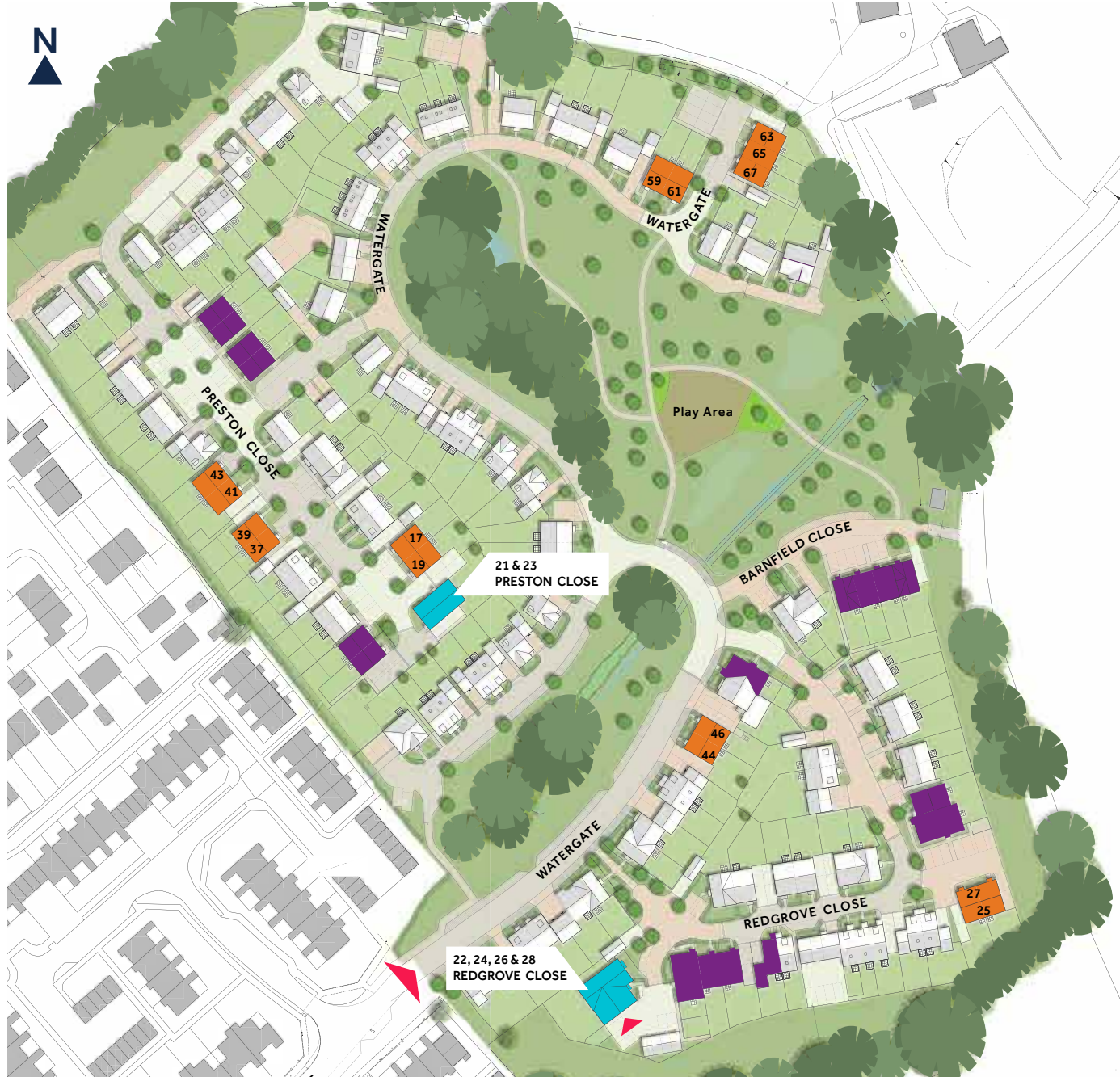
Specifications may be subject to change due to Optivo's policy of continuous improvement and the finished product may vary from the information provided.

\*Onsite parking is specifically allocated to selected properties and cannot be changed or transferred. Under the planning obligations residents will not be able to apply for, transfer or purchase parking permits from the local borough council.



Images are indicative of a typical Optivo specification.

# Sitemap



## Tenure Key

-  Optivo Shared Ownership Apartments
-  Optivo Shared Ownership Houses
-  Optivo Rented Homes
-  Private Sale Homes

Map not to scale  
Landscaping is indicative only

# 1 Bedroom Apartment

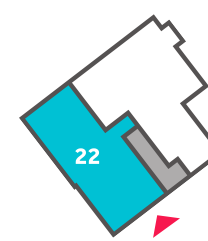
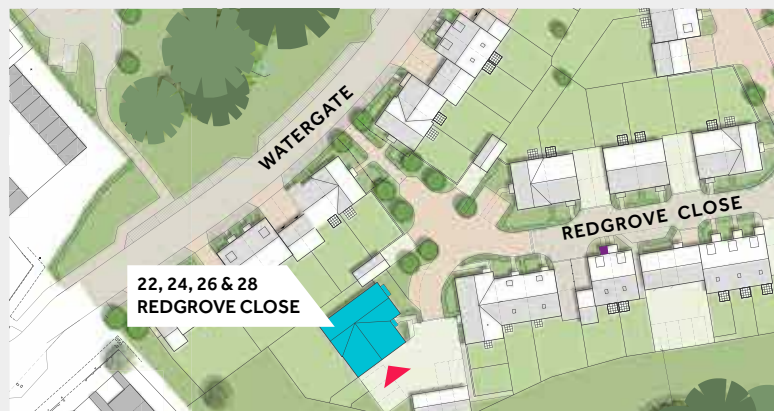
## Gross Internal Area

51 sq m / 551 sq ft

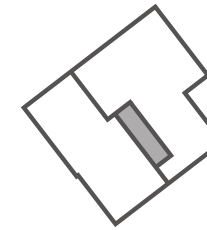
22 Redgrove Close

Kitchen / Living / Dining	6.14m x 4.33m	20' 1" x 14' 2"
Bedroom	3.88m x 3.59m	12' 9" x 11' 9"
Bathroom	1.90m x 2.15m	6' 2" x 7' 0"

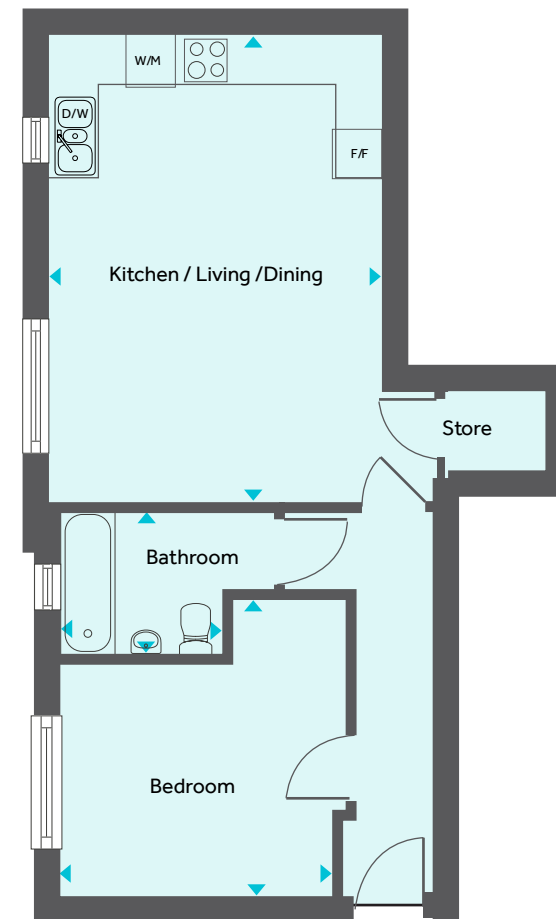
One allocated parking space



Ground Floor



First Floor



- F/F  
Fridge Freezer
- W/M  
Washing Machine
- D/W  
Dishwasher



# 1 Bedroom Apartment

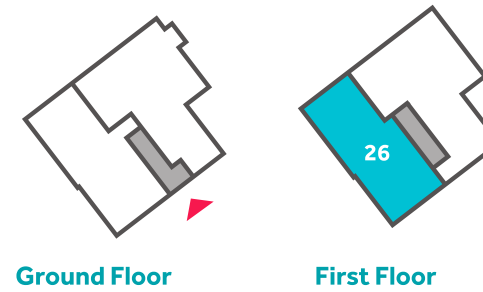
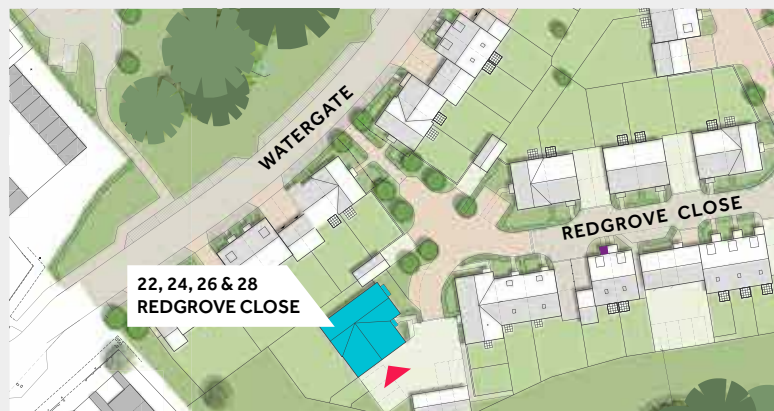
## Gross Internal Area

52 sq m / 561 sq ft

26 Redgrove Close

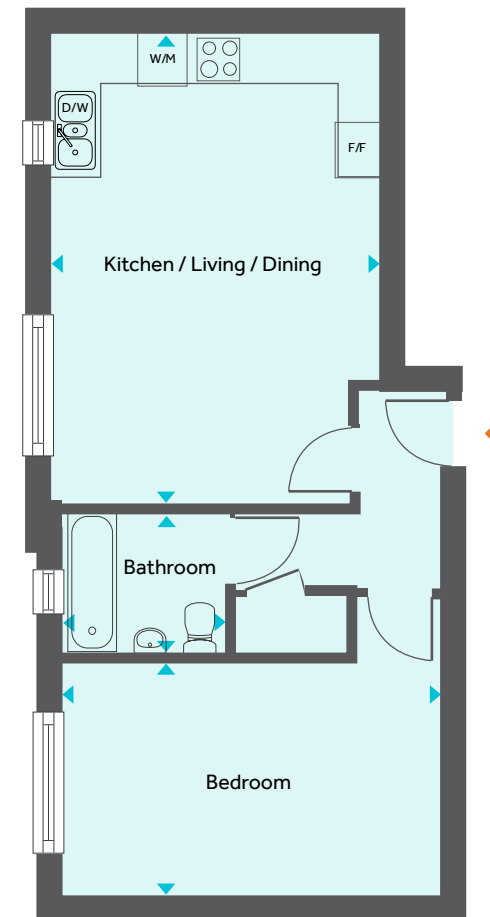
Kitchen / Living / Dining	6.14m x 4.33m	20' 1" x 14' 2"
Bedroom	3.03m x 4.92m	9' 11" x 16' 1"
Bathroom	1.90m x 2.15m	6' 2" x 7' 0"

One allocated parking space



Ground Floor

First Floor



- F/F  
Fridge Freezer
- W/M  
Washing Machine
- D/W  
Dishwasher

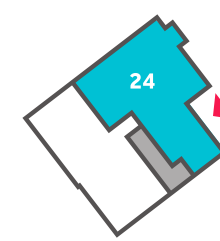
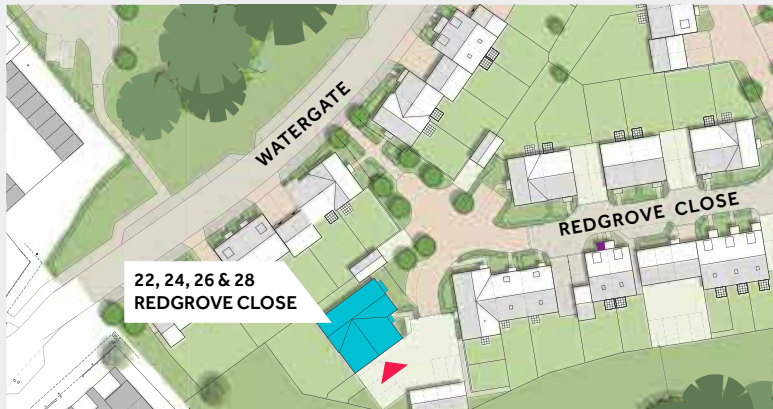
# 2 Bedroom Apartment

**Gross Internal Area**  
**68 sq m / 734 sq ft**

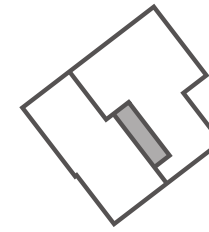
24 Redgrove Close

Kitchen	2.36m x 3.30m	7' 9" x 10' 9"
Living / Dining	3.46m x 4.59m	11' 4" x 15' 1"
Bedroom 1	2.82m x 4.59m	9' 3" x 15' 1"
Bedroom 2	3.29m x 3.46m	10' 9" x 11' 4"
Bathroom	1.90m x 2.15m	6' 2" x 7' 0"

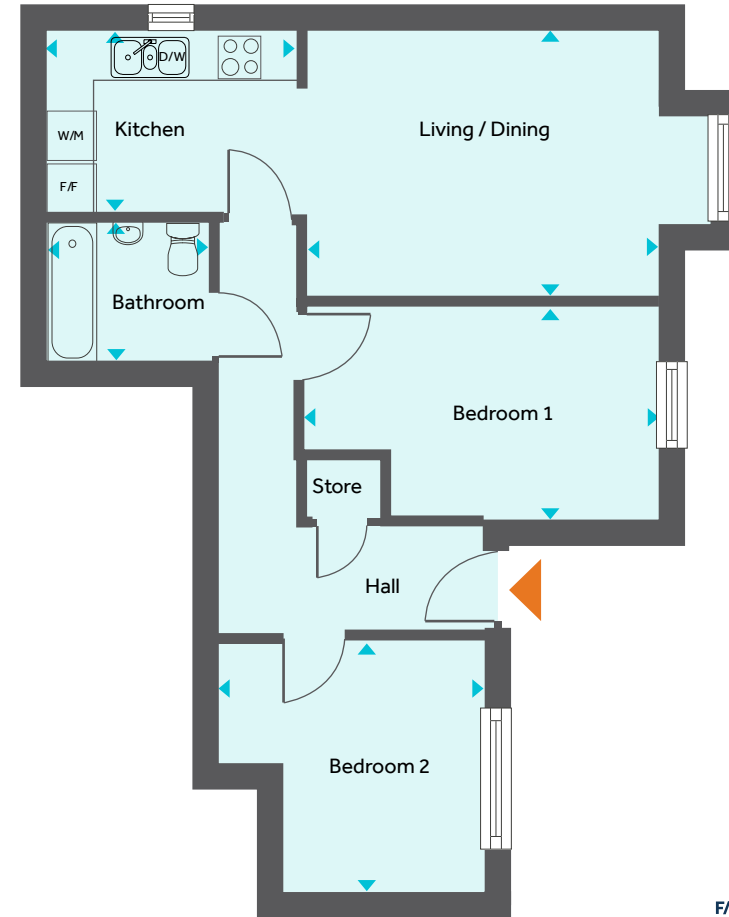
One allocated parking space



Ground Floor



First Floor



- F/F  
Fridge Freezer
- W/M  
Washing Machine
- D/W  
Dishwasher



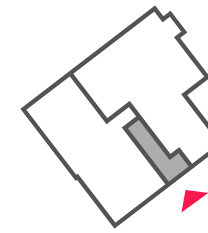
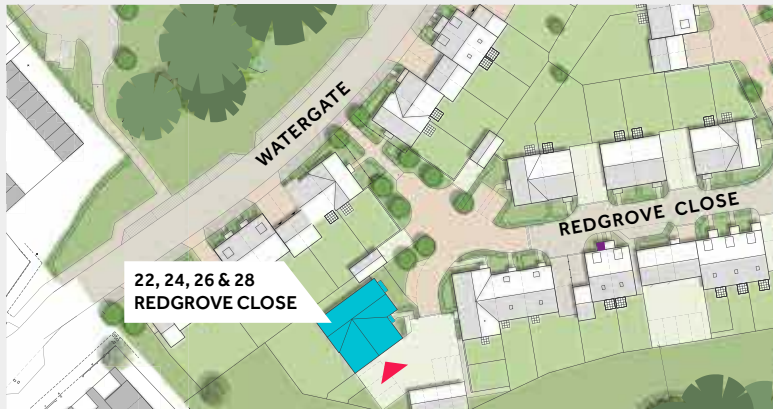
# 2 Bedroom Apartment

**Gross Internal Area**  
**67 sq m / 725 sq ft**

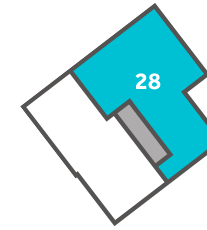
28 Redgrove Close

Kitchen	4.36m x 2.16m	14' 3" x 7' 11"
Living / Dining	3.68m x 5.76m	12' 1" x 18' 11"
Bedroom 1	2.79m x 4.66m	9' 1" x 15' 3"
Bedroom 2	2.60m x 4.46m	8' 6" x 14' 7"
Bathroom	1.90m x 2.16m	6' 2" x 7' 1"

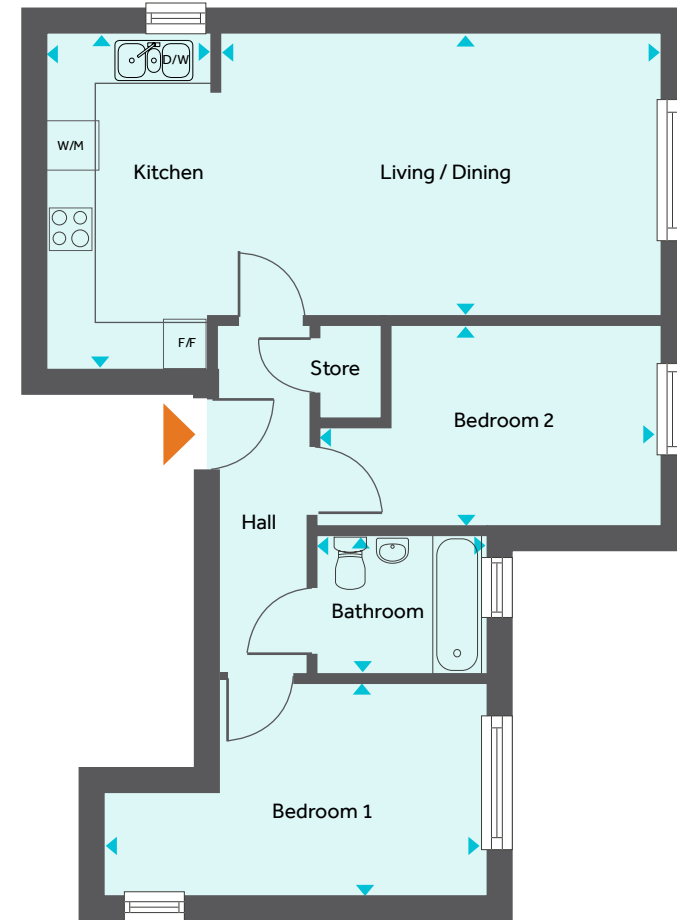
One allocated parking space



Ground Floor



First Floor



- F/F  
Fridge Freezer
- W/M  
Washing Machine
- D/W  
Dishwasher



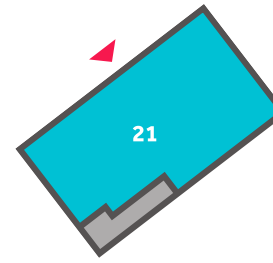
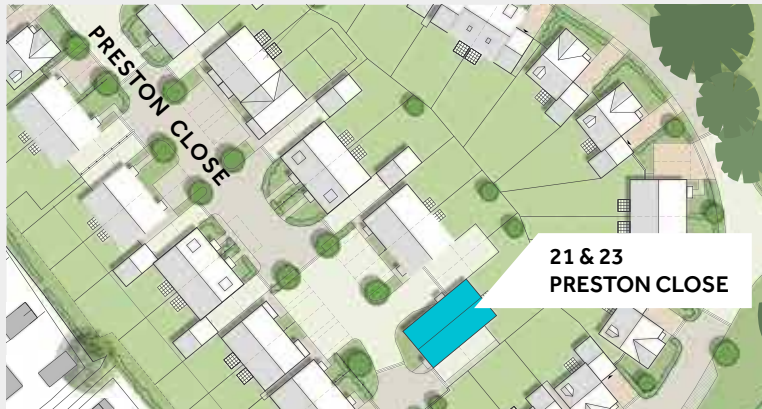
# 2 Bedroom Apartment

**Gross Internal Area**  
**70 sqm / 755sq ft**

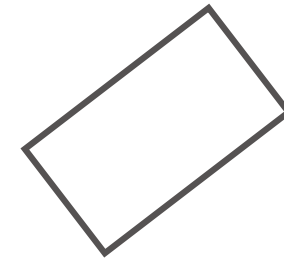
**21 Preston Close**

Kitchen	3.39m x 2.24m	11' 1" x 7' 4"
Living / Dining	4.78m x 4.90m	15' 8" x 16' 0"
Bedroom 1	3.19m x 4.36m	10' 5" x 14' 3"
Bedroom 2	3.14m x 4.06m	10' 3" x 13' 3"
Bathroom	1.80m x 2.16m	5' 10" x 7' 1"

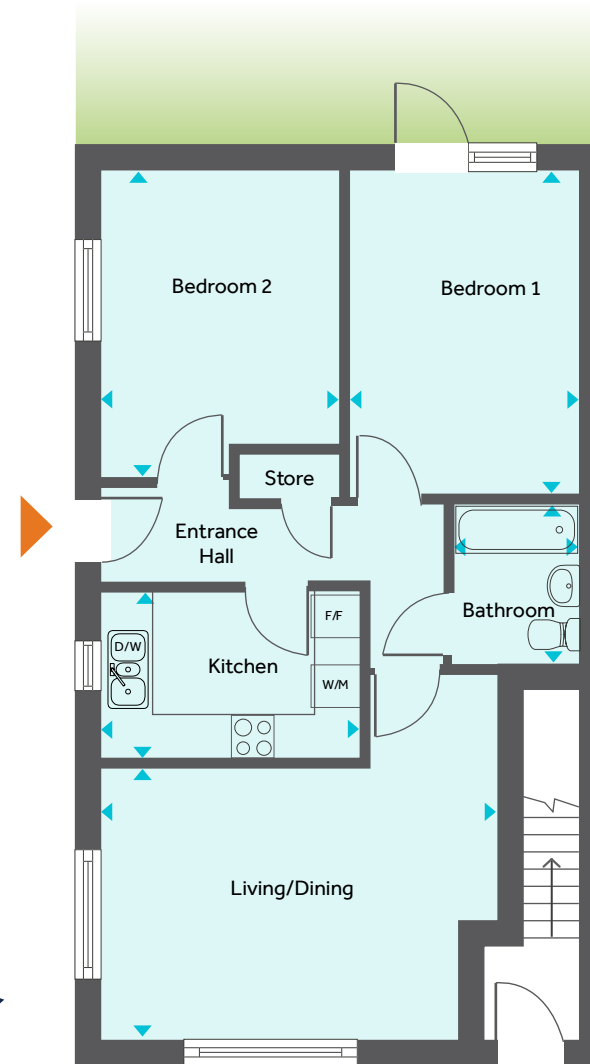
One allocated parking space



Ground Floor



First Floor



- F/F  
Fridge Freezer
- W/M  
Washing Machine
- D/W  
Dishwasher

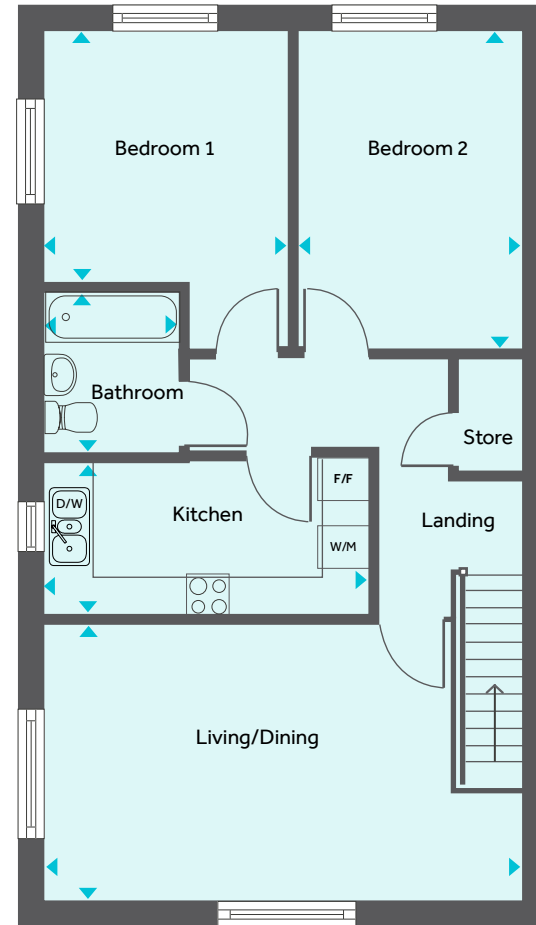
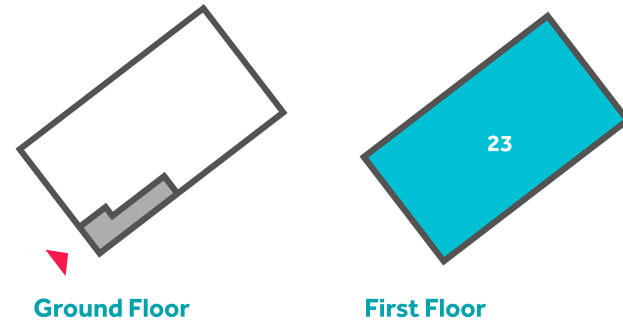
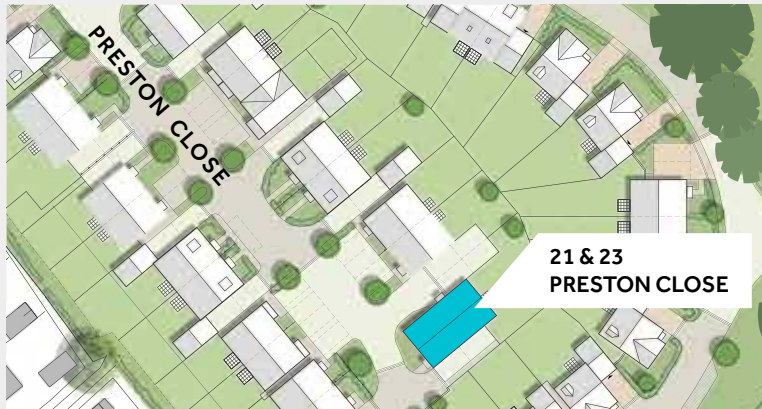
# 2 Bedroom Apartment

**Gross Internal Area**  
**79 sqm / 852sq ft**

**23 Preston Close**

Kitchen	4.30m x 2.13m	14' 1" x 7' 0"
Living / Dining	6.45m x 3.66m	21' 2" x 12' 0"
Bedroom 1	3.25m x 3.39m	10' 8" x 11' 1"
Bedroom 2	3.09m x 4.27m	10' 1" x 14' 0"
Bathroom	1.80m x 2.15m	5' 10" x 7' 0"

One allocated parking space



- F/F  
Fridge Freezer
- W/M  
Washing Machine
- D/W  
Dishwasher

# 2 Bedroom Houses

## Gross Internal Area

72 sqm / 781 sq ft

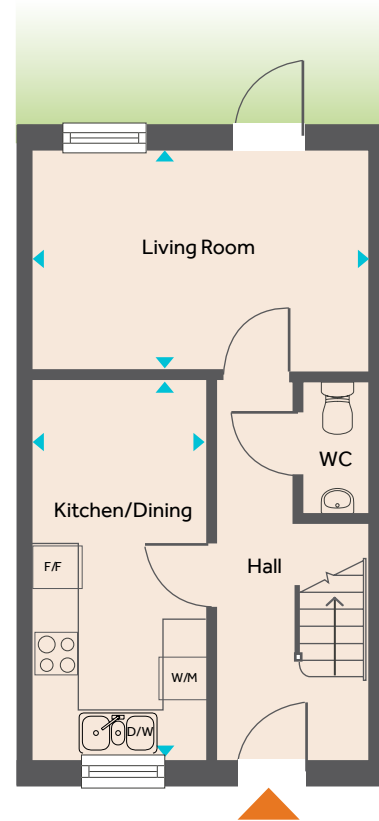
37\* & 39 Preston Close

44, 46\*, 63\*, 65\* & 67\* Watergate

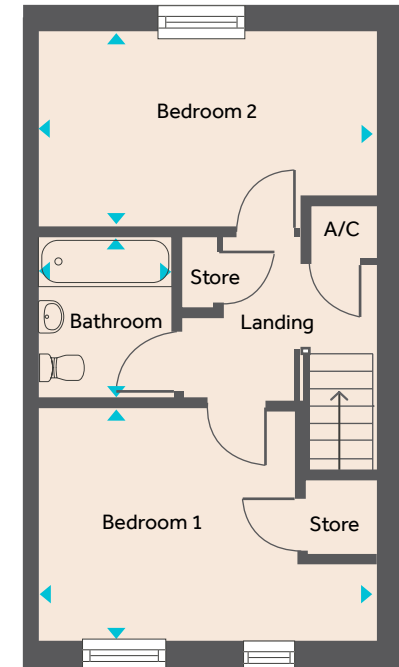
\*Mirrored / handed version

Kitchen / Dining	2.38m x 5.01m	7' 9" x 16' 5"
Living Room	4.57m x 2.93m	15' 0" x 9' 7"
Bedroom 1	4.57m x 3.13m	15' 0" x 10' 3"
Bedroom 2	4.57m x 2.56m	15' 0" x 8' 4"
Bathroom	1.89m x 2.15m	6' 2" x 7' 0"

Two allocated parking spaces per house



Ground Floor



First Floor

- F/F  
Fridge Freezer
- W/M  
Washing Machine
- D/W  
Dishwasher
- A/C  
Airing cupboard



# 3 Bedroom Houses

## Gross Internal Area

82 sqm / 885 sq ft

17\*, 19, 41\* & 43 Preston Close

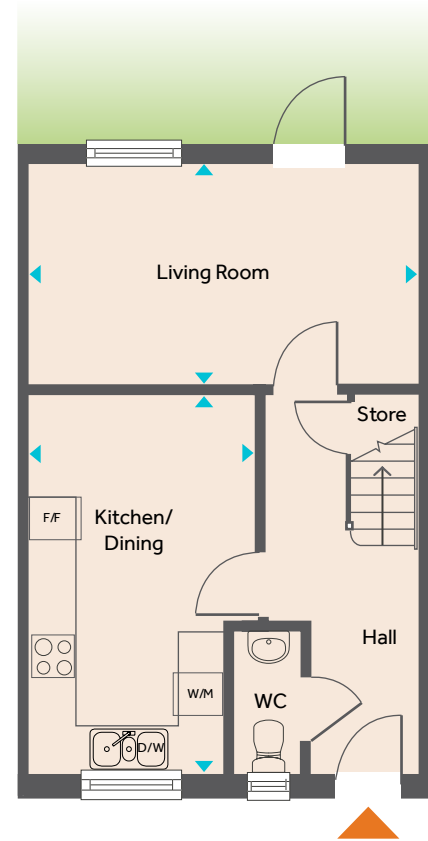
25\* & 27 Redgrove Close

59\* & 61 Watergate

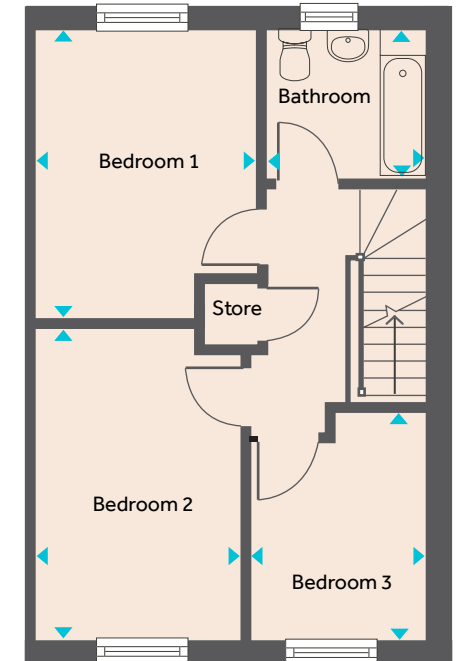
\*Mirrored / handed version

Kitchen / Dining	3.06m x 5.02m	10' 0" x 16' 5"
Living room	5.17m x 2.92m	16' 11" x 9' 7"
Bedroom 1	2.91m x 3.84m	9' 6" x 12' 7"
Bedroom 2	2.69m x 4.14m	8' 10" x 13' 7"
Bedroom 3	2.41m x 3.03m	7' 10" x 9' 11"
Bathroom	2.19m x 1.99m	7' 2" x 6' 6"

Two allocated parking spaces per house



Ground Floor



First Floor

F/F  
Fridge Freezer

W/M  
Washing Machine

D/W  
Dishwasher





Images are indicative of a typical Optivo specification.

**Call now to arrange your viewing**  
**0800 012 1442**

[www.optivosales.co.uk](http://www.optivosales.co.uk)

[sales@optivo.org.uk](mailto:sales@optivo.org.uk)

Preston Hall Farm is a marketing name only. These particulars are set out in good faith and are intended to give a general idea of property types but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on interior finish. By the time you read this, some of the details may have changed because of the Optivo policy of continually updating and improving design features. Therefore, please be sure to check the plans and specification with a member of the Optivo sales team. June 2020.



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**ENHANCING LIVES**