



**84 Links Drive, Bexhill-on-Sea, East
Sussex TN40 1TH**



PROPERTY DESCRIPTION

A Regency style three bedroom mid terrace house situated on the popular Penland Wood development and close to Bexhill Town Centre, St Richard's school and Bexhill Railway Station. The property benefits from having a garage located en bloc, westerly facing rear garden, modern fitted kitchen and shower room, double glazing, gas boiler and radiators. NB- The vendor has just had a brand new flat roof fitted and the ornamental railings over the front bay refurbished and painted. EPC - D.

FEATURES

- Attractive Regency Style
- Three Bedrooms
- Mid Terrace House
- Close To Bexhill Town Centre & Seafront
- Popular Penland Wood Location
- Garage En-Bloc
- To Be Sold Chain Free
- Westerly Facing Rear Garden
- Modern Kitchen & Shower Room
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance hall with radiator.

Sitting Room/Dining Room

27' 5" x 15' 1" narrowing to 8'10" (8.36m x 4.60m) Sitting area having double glazed bay window overlooking the front of the property, television point. Dining area with radiator and double glazed window overlooking the rear garden.

Kitchen

12' 8" x 9' 0" (3.86m x 2.74m) Fitted with one and a half bowl stainless steel sink unit with mixer tap and cupboard under, range of working surfaces with cupboards and drawers under, matching wall mounted cupboards, built in high-level oven with storage above and below, built in gas hob with extractor hood over, breakfast bar, further working surfaces with cupboards over, under stair storage cupboard, double glazed window and double glazed door leading onto the rear garden.

First Floor Landing

Stairs to the first floor landing with access to loft space.

Bedroom 1

11' 10" x 11' 2" (3.61m x 3.40m) Double glazed window overlooking the front of the property, radiator, built-in bedroom furniture.

Bedroom 2

12' 3" x 10' 5" (3.73m x 3.17m) Double glazed window with westerly aspect overlooking the rear, radiator, built-in airing cupboard housing wall mounted gas boiler and hot water tank.

Bedroom 3

7' 10" x 7' 0" (2.39m x 2.13m) Double glazed window overlooking the front of the property, radiator.

Shower Room

With corner shower cubicle with chrome fittings and glass screen, wash hand basin with mixer tap, low level WC, heated towel rail, built in storage cupboard, tiled walls, double glazed window.

Outside

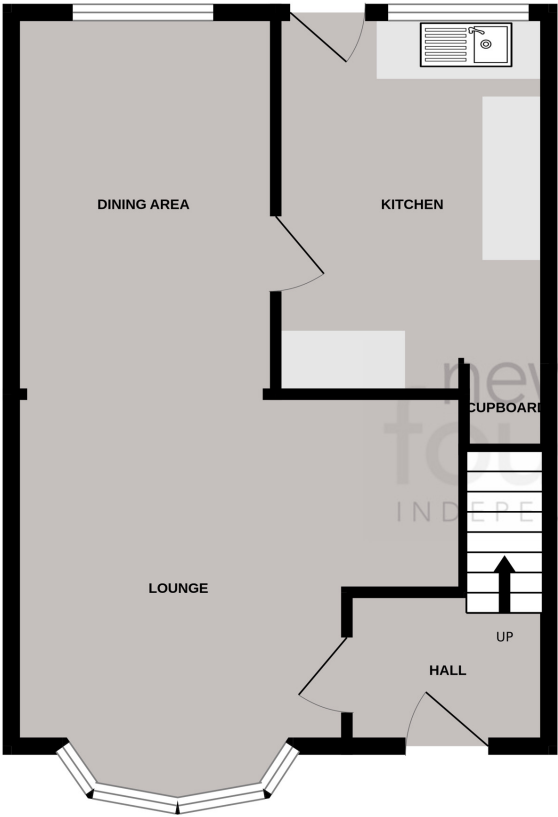
The property has a westerly facing rear garden and there is a garage located en bloc.

The property is on a local bus route and overlooking attractive communal lawns at the front.

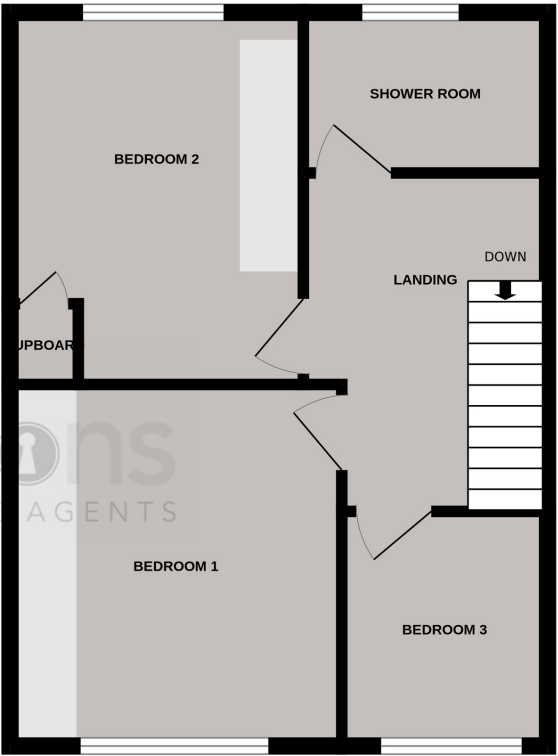


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

