



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£350,000** 55 Links Drive, Bexhill-on-Sea, East Sussex TN40 1TE  
3 Bedroom 1 Bathroom 1 Reception







## AT A GLANCE...

This detached split-level bungalow features a south-facing rear garden and NO ONWARD CHAIN!

The property is conveniently located just a 0.4 mile from the iconic seafront promenade, train station and town centre. Ravenside retail park and bus routes are also close by. Accommodation in brief comprises; An enclosed porch opening into the inner hallway. On entry level, you will find the spacious L-shaped lounge/diner with a sliding door out to the rear garden. The kitchen/breakfast room has matching wall and base units, fitted storage cupboards and a door to the side of the property. The split-level hall has five steps leading up to three good-sized bedrooms, a bathroom and a separate WC. Furthermore, the property benefits from gas central heating, double glazing, off-road parking and a garage.

To appreciate all the property has to offer in full, your early viewing is highly recommended!

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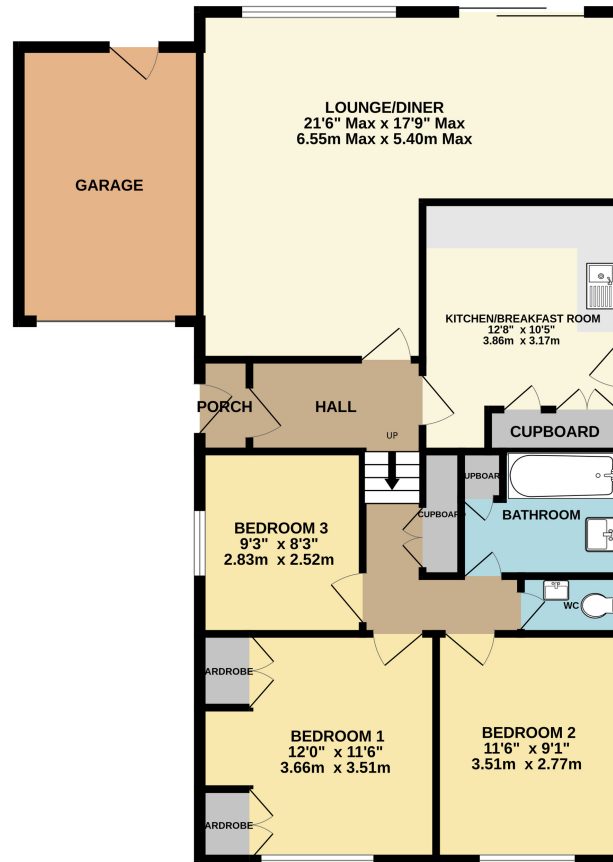
 3 Bedroom  1 Bathroom  1 Reception



### Key Features:

- Split-Level Detached Bungalow
- South-Facing Rear Garden
- No Onward Chain
- Close Proximity To Seafront Promenades
- Three Bedrooms
- Off-Road Parking & Garage
- Favourable Location Close To The Town Centre
- Spacious Reception Room

GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### OUTSIDE -

To the front of the property is small area of lawn with some mature plantings and a driveway for approximately two vehicles. The garage is access via and up & over door and can also be accessed via the rear garden.

The rear garden is south-facing and predominantly laid to lawn. There is a small patio area, a timber-framed garden shed and two steps lead down to a further small patio area. In addition, gated side access is available to the front of the property.

### LOCATION -

The property is located in a popular location in Bexhill. Close by you will find the seafront promenades, the town centre with well-regarded restaurants and the De La Warr Pavillion. Bexhill mainline railway station is just 0.9 miles away, offering regular direct routes into Hastings, Eastbourne, Brighton Gatwick & London Victoria. The closest primary school is St. Peters & St. Paul with an outstanding OFSTED report and the closest secondary School being within walking distance is St Richards Catholic College with an outstanding OFSTED report.

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