



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



PROPERTY DESCRIPTION

An attractive three bedroom end-of-terrace house situated in the sought after 'Penland Wood' area of Bexhill just a short distance from the seafront, town centre and railway station. The property overlooks a well kept communal green and has distant sea views from some of the rooms. The ground floor accommodation has been extended and comprises: entrance hall, study, ground floor WC, bay fronted lounge/dining room and fitted kitchen. This charming home occupies a corner plot with lovely gardens to the front, side and rear. There is also a garage en-bloc. EPC - D

FEATURES

- Three Bedroom Georgian Style House
- End Of Terrace Property
- Bay Fronted Lounge/Dining Room With a Southerly Aspect
- Extended To Give The Ground Floor A Study & WC
- Tucked Away Well Off The Road And Behind A Communal Green
- Good Sized & Well Stocked Rear Garden
- Situated In The Highly Sought After Penland Wood
- Garage In Nearby Block
- Currently Arranged For Bedroom 3 To Act As A Dressing Room For Bedroom One, Could Be Simply Changed Back
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance porch with double glazed windows, further door with glazed side screens leading to entrance hall with radiator, archway to study.

Study

7' 5" x 7' 0" (2.26m x 2.13m) With two large double glazed windows and door to inner hallway.

Inner Hallway

Door leading to;

Ground Floor Cloakroom

With low-level WC, wash hand basin with storage cupboards below, radiator, frosted glass double glazed window.

Living Room/Dining Room

24' 4" x 15' 1" (7.42m x 4.60m) narrowing to 8'10 With feature fireplace, two radiators, TV aerial point, telephone point, wall lights, double glazed bay window to front overlooking the green and double glazed sliding patio doors leading onto the rear garden.

Kitchen

12' 1" x 9' 1" (3.68m x 2.77m) With range of units comprising one and a half bowl single drainer stainless steel sink unit with a mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, matching wall mounted cupboards, part tiling to walls, radiator, built-in electric oven installed November 2025, four ring electric ceramic hob with cooker hood over, space for washing machine and fridge freezer, built-in under stairs cupboard, cupboard housing wall mounted gas boiler, double glazed door leading onto rear garden, double glazed window with outlook to rear.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with hatch to loft space having retractable loft ladder.

Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m) With radiator, double glazed window with lovely aspect having elevated rooftop views of Bexhill and sea glimpses.

Bedroom Two

12' 4" x 9' 11" (3.76m x 3.02m) With door to airing cupboard with shelving, radiator, double glazed window with outlook to rear.

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m) Currently arranged as a dressing room to bedroom one and would be very straightforward to change back to the original layout with radiator, double glazed window with lovely aspect having rooftop views over Bexhill and sea glimpses.

Bathroom

With light coloured suite comprising: panelled bath, pedestal wash hand basin, low-level WC, separate shower cubicle with electric shower, radiator, shaver point, tiling to walls, frosted glass double glazed window.

Outside

The rear garden being a particular feature of the property with very good sized mainly lawned gardens stretching from the rear to the side with well stocked flower and shrub borders, outside tap and access via wrought iron gate to the front.

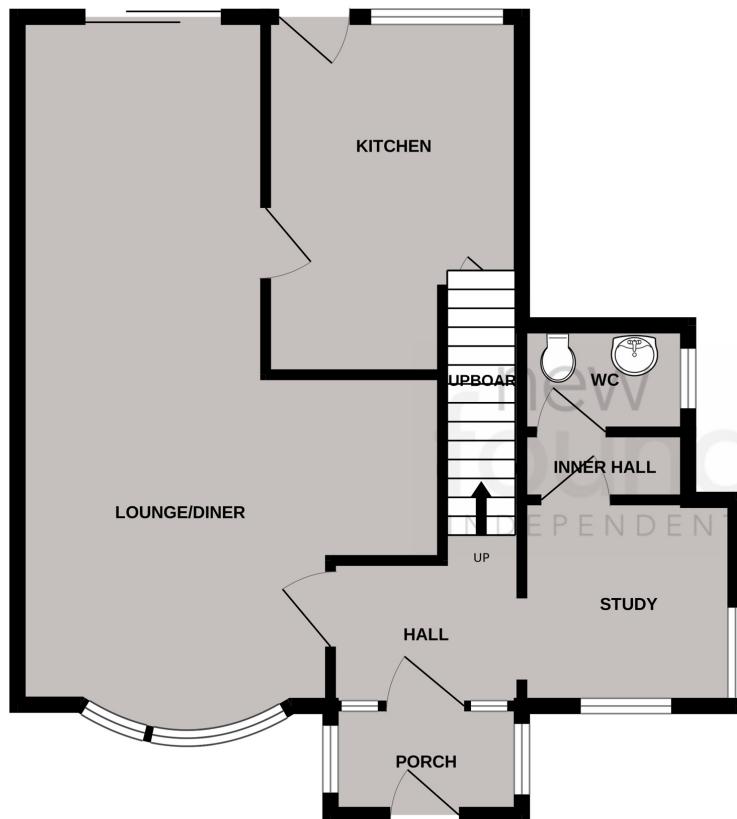
Partially lawned front garden again with flower and shrub borders and pathway leading to the front door.

Garage

Accessed via up and over door, situated in a block across the road from the house.

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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