



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





## PROPERTY DESCRIPTION

A well presented Georgian style 3 bedroom semi detached house situated in this most sought after location in Penland Wood, close to Bexhill Town Centre, railway station and seafront. Notable features include Modern kitchen with built in appliances, refitted bathroom with shower, lawned gardens and single garage in nearby block. EPC C.

## FEATURES

- Georgian Style Three Bedroom Semi Detached House
- Situated In The Sought After 'Penland Wood' Location
- Walking Distance To Bexhill Seafront
- Well Presented With Modern Kitchen and Bathroom
- Garage-en-Bloc
- Conveniently situated for Bexhill Town Centre, Railway Station and seafront
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door with double glazed side screens leading to entrance hall with parquet flooring, radiator.

### Living Room/Dining Room

27' 2" x 15' 1" (8.28m x 4.60m) narrowing to 8'11" With TV aerial point, radiator, double glazed bay window with outlook to the front and two double glazed windows in the dining area facing to the rear and side.

### Kitchen

12' 1" x 9' 1" (3.68m x 2.77m) With a range of fittings comprising; single drainer stainless steel sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in and concealed fridge/freezer and dishwasher, space for washing machine, built-in stainless steel range cooker with cooker hood over, built in under stairs storage cupboard, ceiling spotlighting, double glazed window overlooking the rear garden, double glazed door leading onto rear garden.

### First Floor Landing

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

### Bedroom 1

11' 10" x 11' 1" (3.61m x 3.38m) With radiator, double glazed window with outlook to the front and having elevated views over Bexhill.

### Bedroom 2

12' 1" x 10' 5" (3.68m x 3.17m) With built in cupboard, radiator, double glazed window with outlook to rear.

### Bedroom 3

7' 11" x 7' 0" (2.41m x 2.13m) With radiator, double glazed window to front.

### Bathroom

With white suite comprising; panelled bath with mixer tap, overhead shower with additional hand shower and chrome fittings, large wash hand basin with mixer tap and cupboards below, concealed cistern low level WC, ladder radiator, ceiling spotlights, frosted glass double glazed window.

### Outside

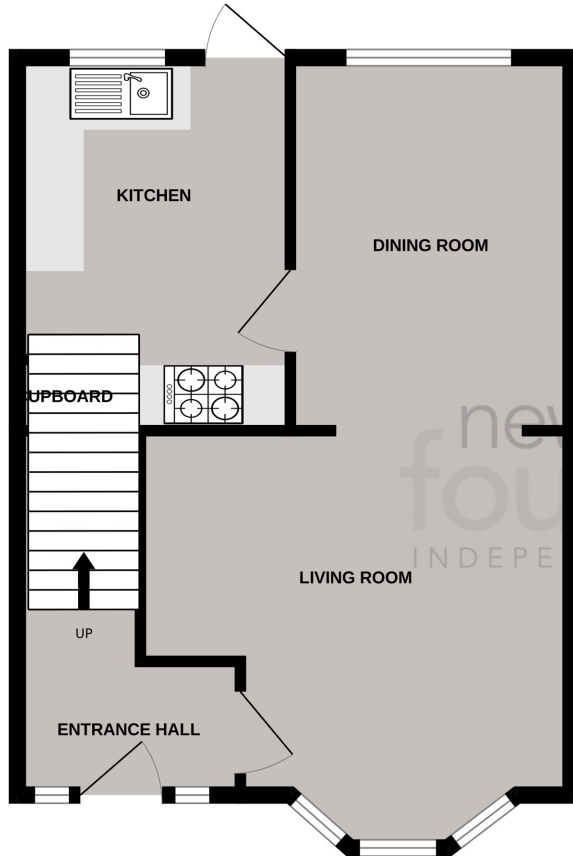
With patio area leading onto mainly lawned garden, one area being slightly raised with access via a gate down the side of the property leading to the front. There is also a lawned area of front garden.

### Garage

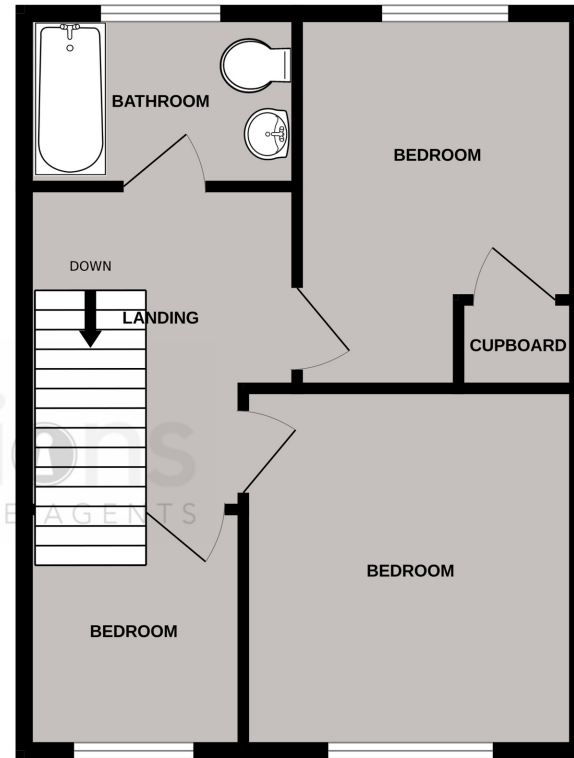
Situated in nearby block, accessed via up and over door.

# FLOORPLAN

GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		72	
England, Scotland & Wales		EU Directive 2002/91/EC	

