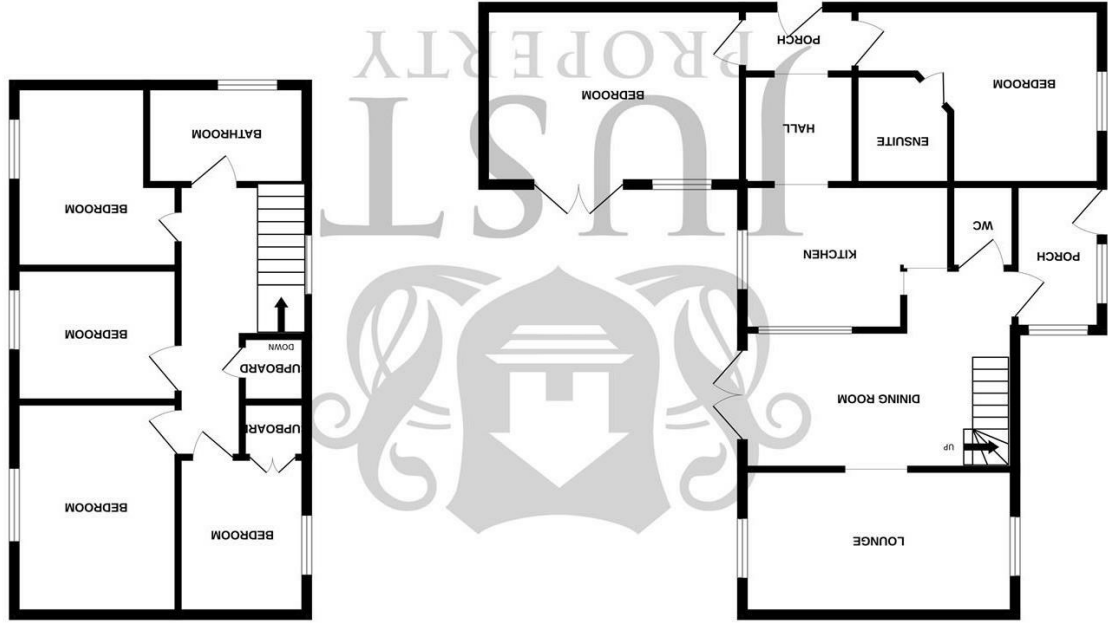


| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92 plus) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 66 |
| Potential | 78 |



1ST FLOOR
479 sq. ft. (44.5 sq. m.) approx.

GROUND FLOOR
741 sq. ft. (68.9 sq. m.) approx.

When viewing the floor plans the accuracy of the boundaries contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error. 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. Made with Metreplex K2023

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FLOORPLANS

8 Links Drive, Bexhill-On-Sea, TN40 1FB



6 Bedrooms null Receptions 2 Bathrooms 1345.49 sq ft



8 Links Drive, Bexhill-On-Sea, TN40 1FB

Freehold

£499,950





6 Bedrooms null Receptions 2 Bathrooms 1345.49 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this extremely versatile and substantial family home, which is situated in a convenient location just a short walk from local schools, Bexhill town centre and mainline railway station, and Bexhill seafront.

The property has been well maintained by its current owners and has an abundance of character throughout. This deceptively spacious accommodation comprises entrance porch, sitting room, impressive dining hall, bespoke kitchen with wood worktops and butler sink, utility area and cloakroom/WC. To the first floor can be found four bedrooms and a contemporary family bathroom and WC. From the ground floor an inner lobby leads to a double bedroom with en-suite shower room and a further bedroom/reception room with direct access into the rear garden.

The property has an abundance of vintage fittings throughout, with further benefits including off-road parking, double glazing throughout and gas central heating.

To the outside can be found an attractive rear garden with mature planting offering privacy and seclusion, being mostly laid to lawn, with area of patio and additional raised area with timber shed. The outside studio/home office is a real feature of the property and has light, power and is fully insulated.

To the front of the property there is off-road parking for a number of vehicles and in addition, a private area of woodland which can be enjoyed by the owners for recreational use.

Just Property highly recommend an internal inspection to fully appreciate all this spacious and special property has to offer.



ROOM DIMENSIONS

Entrance Porch
10'9" x 5'8" (3.28 x 1.73)

Cloakroom/W.C

Sitting Room
16'11" x 10'11" (5.18 x 3.35)

Dining Room
17'5" x 10'7" (5.33 x 3.23)

Kitchen
13'1" x 8'0" (4.00 x 2.44)

Utility Area

Annexe

Inner Lobby

Reception Room/Bedroom
14'11" x 9'6" (4.57 x 2.90)

Bedroom
16'0" x 9'6" (4.88 x 2.90)

En-Suite Shower

First Floor Landing

Bedroom
12'0" x 9'8" (3.66 x 2.95)

Bedroom
10'11" x 9'8" (3.35 x 2.95)

Bedroom
10'0" x 6'11" (3.05 x 2.13)

Bedroom
8'7" x 6'10" (2.62 x 2.10)

Bathroom

Front Garden

Rear Garden

Garden Office/Studio

Private Area Of Woodland

FEATURES

- Detached House
- Four/Six Bedrooms
- Annexe
- Two Bathrooms
- Garden Room/Studio
- Close to Local Schools
- Flexible Accomodation
- Private Area Of Woodland
- Ideal Family Home
- Council Tax Band D

