



**Links Drive, BEXHILL-ON-SEA TN40 1TH**



**welcome to**

**Links Drive, BEXHILL-ON-SEA**

Fox & Sons present this fantastic THREE-BEDROOM SEMI-DETACHED HOUSE, ideally located in the quiet residential area near 'Penland Woods', all whilst staying well-connected to Bexhill Town Centre & mainline Train Station. Briefly comprising spacious accommodation, GARAGE en-bloc and a private garden!



### Front Garden

Laid to lawn with concrete pathway & mature shrubbery leading to the main entrance.

### Entrance Hall

Main entrance hallway, stairs leading to the first-floor landing and single radiator.

### Lounge / Diner

Featuring triple-aspect with a large, double-glazed bay window to the front and smaller double-glazed windows to both the side & rear-aspects, powerpoints, TV point and radiator.

### Kitchen

Comprising a single sink & drainer unit with window above overlooking the rear garden, space & plumbing for cooker, washing machine, dish washer and fridge freezer, paneled glass door leading to the rear garden, double radiator and an understair storage cupboard with the gas meter.

### Landing

Leading to all first-floor accommodation and loft access via loft hatch.

### Bedroom One

Featuring windows to the front-aspect, double-radiator, fitted & integral wardrobes to one wall and powerpoints.

### Bedroom Two

Comprising a double-glazed window to the rear aspect, radiator, integral storage cupboard housing the combination boiler.

### Bedroom Three

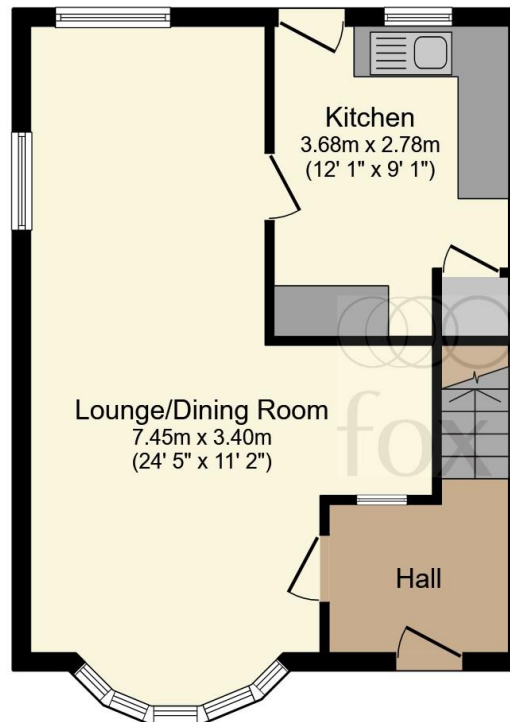
Double-glazed window to the front aspect, radiator and powerpoints.

### Bathroom

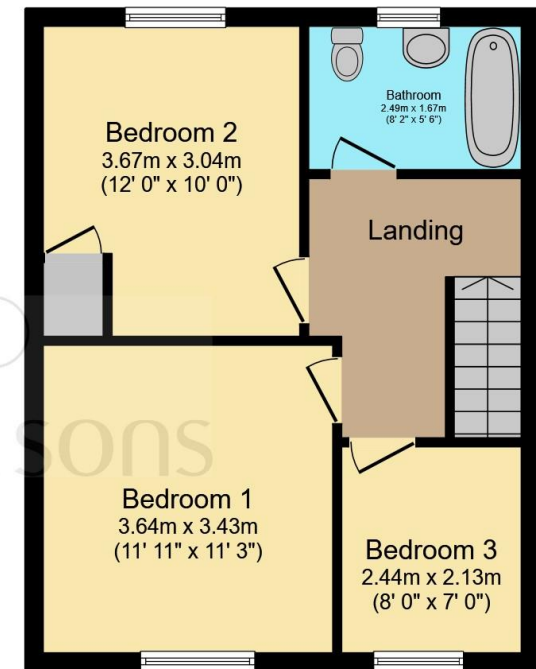
A white suite comprising a low-level WC, pedestal wash hand basin, paneled bath with chrome attachments & taps, frosted double-glazed window to the rear aspect and radiator.

### Rear Garden

Laid to lawn with artificial grass, mature shrubbery, flowers & plant beds surround with secure paneled fencing.



**Ground Floor**



**First Floor**

Total floor area 85.0 m<sup>2</sup> (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Links Drive, BEXHILL-ON-SEA

- Three Bedroom Semi-Detached House
- Popular Residential Location Close to 'Penland Woods'
- Single Garage En-Bloc
- Huge Potential for Renovation & Improvement
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Tenure: Freehold EPC Rating: D

**£325,000**



Please note the marker reflects the postcode not the actual property

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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