



BURGESS & CO.
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49 Links Drive, Bexhill-On-Sea, TN40 1TE

£315,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a sought after residential area of Bexhill. Ideally located within close proximity to Bexhill Town Centre with its array of amenities, shops, restaurants, bus services, mainline railway station and seafront with the iconic De La Warr Pavilion. Ravenside Retail Park is also within a mile away providing further shops & leisure facilities. The accommodation comprises an entrance hall, a living room, an additional reception room/bedroom three, a rear conservatory, a fitted kitchen, a fitted bathroom and two double bedrooms. Further benefits include double glazing and gas central heating. To the front there is a well maintained tiered garden, a driveway providing off road parking and to the rear there is an enclosed SOUTH FACING garden. Viewing is highly recommended by vendors sole agents.

Entrance Hall

With radiator, loft hatch, storage cupboard housing Worcester boiler.

Living Room

13'1 x 11'9
With radiator, gas fire, double glazed sliding door opening to the rear garden.

Kitchen

11'7 x 8'6
Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit, space for cooker, integrated extractor hood, integrated fridge/freezer, space for appliances, double glazed window, double glazed frosted door to the side covered lean-to with outside tap.

Dining Room/Bedroom

12'6 x 10'6
With two radiators, double glazed sliding door to

Conservatory

13'0 x 7'9
With two radiators, light & power, double glazed roof, double glazed windows, double glazed sliding door to patio.

Bedroom One

16'5 x 8'2
With radiator, fitted wardrobes, box housing fuse board, double glazed window to the front.

Bedroom Two

11'1 x 9'9
With radiator, double glazed window to the front.

Bathroom

7'4 x 5'8
Comprising bath, low level w.c, pedestal wash hand basin, partly tiled walls, two double glazed frosted windows.

Outside

To the front there is an area of garden housing mature plants & shrubs and a driveway providing off road

parking. To the rear there is a south facing garden comprising a patio area, an area of lawn, flowerbed borders, mature trees & shrubs, a garden shed, being enclosed by fencing with access to both sides.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

