

**RUSH  
WITT &  
WILSON**



**50 Links Drive, Bexhill-On-Sea, East Sussex TN40 1TH  
£365,000 Freehold**

**A beautifully presented three bedroom end of terrace house, which comes refurbished by the current owner. Offering bright and spacious accommodation throughout, the property comprises dual aspect bay fronted living/dining room, stunning modern fitted kitchen, cloakroom/wc, three bedrooms and a modern family bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout, stunning engineered oak wood flooring and oak doors. Externally the property comes situated on a corner plot offering extensive garden space which comes enclosed to all sides, timber framed storage shed and patio area available, garage en bloc. Viewings come highly recommended by Rush Witt & Wilson sole agents.**



### **Entrance Hall**

Entrance door, obscure double glazed window to the front elevation, additional double glazed window to the side, engineered oak wood flooring, electric underfloor heating, stairs rising to the first floor, doors off to the following:

### **Living/Dining Room**

27'7 x 11'1 (8.41m x 3.38m)

Double glazed bay fronted window with stunning views across the communal greens towards the sea with beautiful far reaching sea views, radiator, additional double glazed windows to the rear elevation, opening leading through to:

### **Kitchen**

10'10 x 9'10 (3.30m x 3.00m)

A modern fitted kitchen with a range of matching wall and base level units with wood straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap including filtered boiling hot water, four ring gas hob with extractor canopy above, integral double electric oven with microwave, integral dishwasher, integral washing machine, space for freestanding fridge/freezer, kardean flooring, double glazed windows to the rear elevation overlooking the garden, double glazed glass panelled door to the side elevation.

### **Utility Cupboard**

Space for small tumble dryer.

### **Cloakroom/WC**

A modern suite comprising low level wc, wash hand basin with mixer tap, engineered oak wood flooring, electric underfloor heating.

### **First Floor**

#### **Landing**

Double glazed window to the side elevation, engineered oak wood flooring, radiator, access to loft space, doors off to the following:

#### **Bedroom One**

11'11 x 11'3 (3.63m x 3.43m)

Double glazed window to the southerly elevation with stunning picturesque sea views, built in wardrobe cupboards with sliding doors, hanging space and shelving.

#### **Bedroom Two**

12'2 x 9'10 (3.71m x 3.00m)

Double glazed window to the rear elevation, radiator, built in cupboard housing gas central heating boiler.

#### **Bedroom Three**

8'2 x 7' (2.49m x 2.13m)

Double glazed window to the southerly elevation with far reaching sea views, radiator.

#### **Bathroom**

A modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, panel enclosed bath with chrome controls, additional chrome hand shower attachment, additional rain effect shower head, chrome heated towel rail, obscure double glazed window to the rear elevation.

#### **Outside**

##### **Rear Garden**

Situated on a corner plot with extensive garden space, timber framed garden shed, patio area suitable for alfresco dining and entertaining. The garden comes enclosed to all sides with fencing offering privacy and seclusion.

##### **Garage En Bloc**

With up & over door.

##### **Agents Note**

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

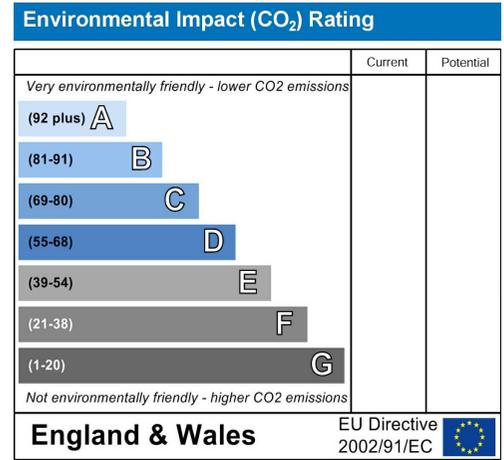
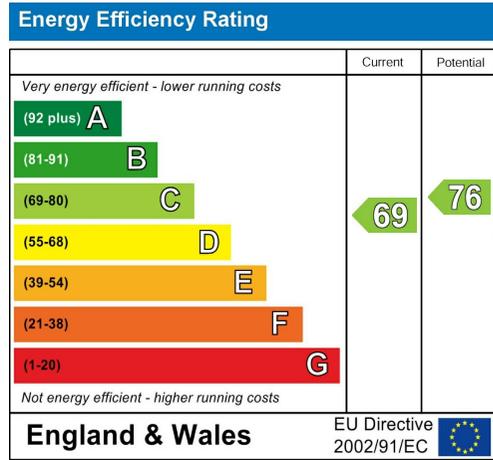
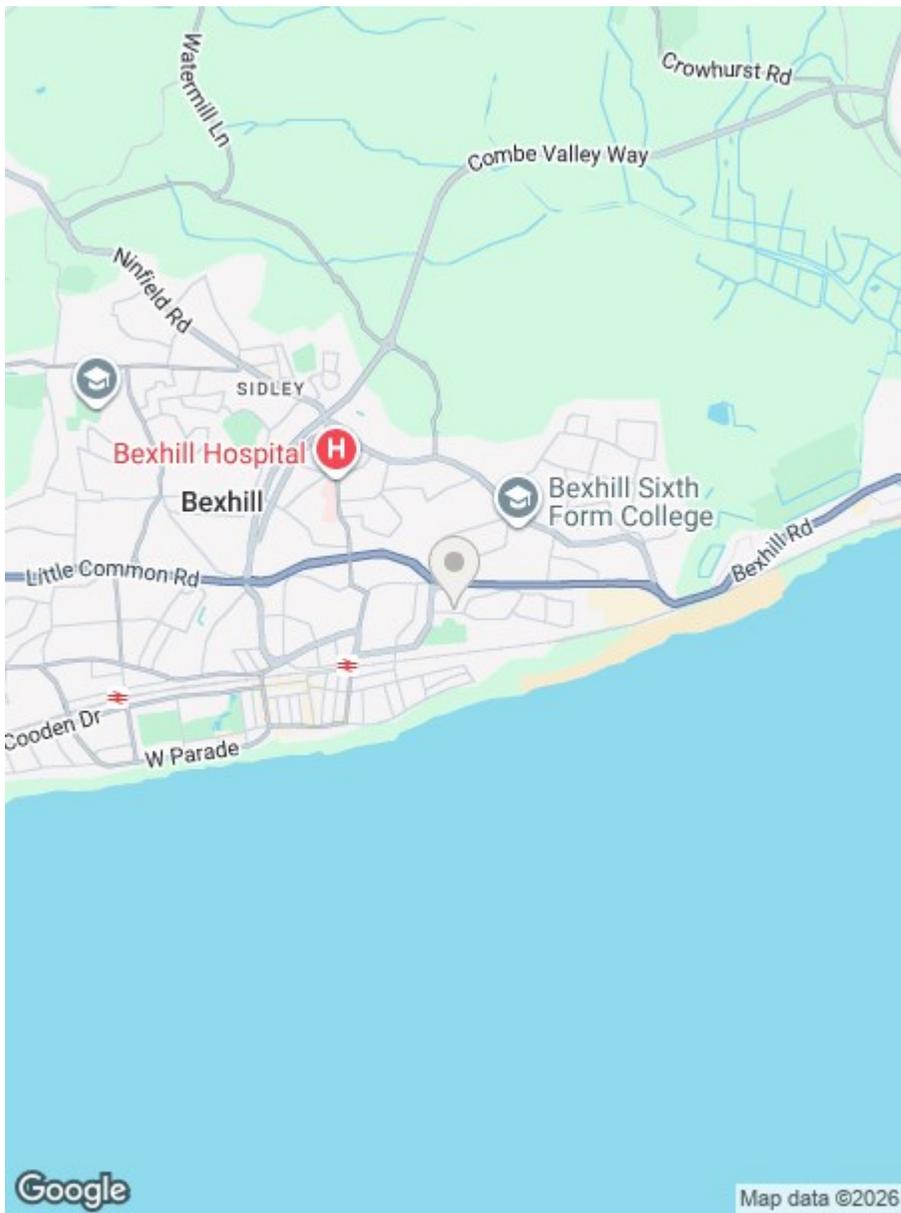
1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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