

**RUSH
WITT &
WILSON**



**54 Links Drive, Bexhill-On-Sea, East Sussex TN40 1TH
Offers In Excess Of £305,000 Freehold**

About this property

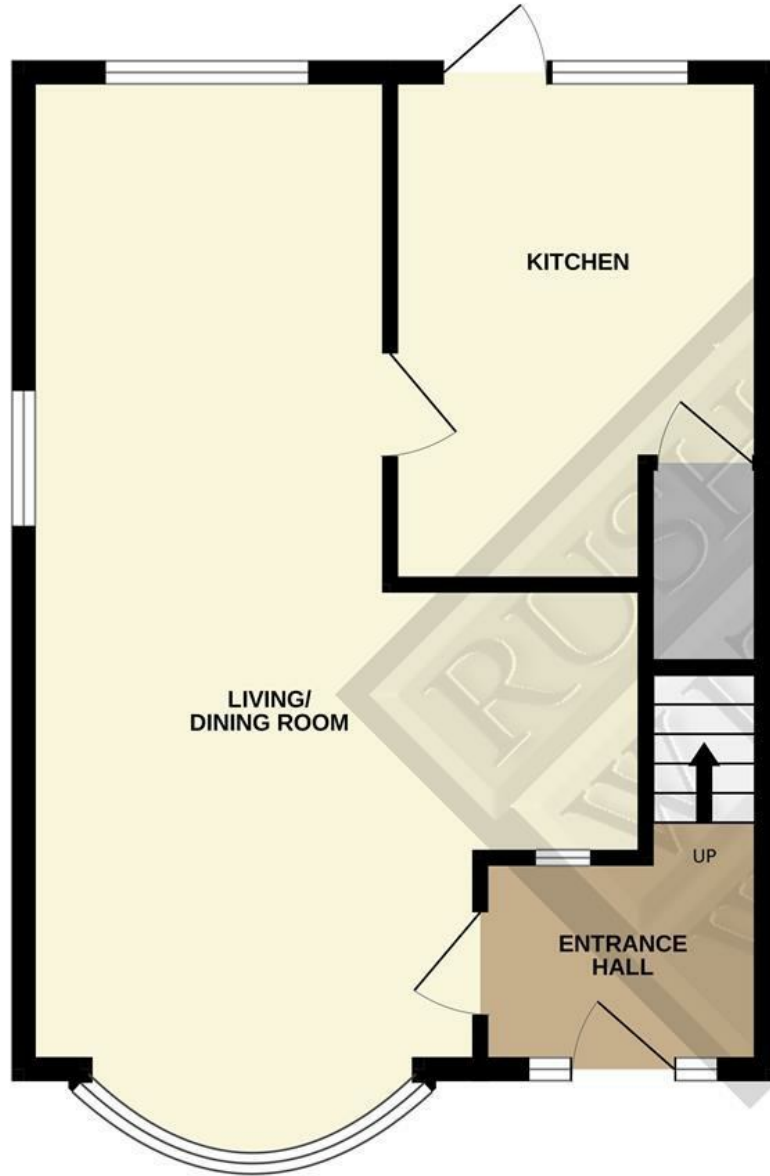
A RECENTLY REFURBISHED three bedroom, semi detached Georgian style house, situated in the sought after residential location of Penland Wood, Bexhill. Offering bright and spacious accommodation throughout, the property comprises large living/dining room, modern fitted kitchen, three double bedrooms, modern bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally the property boasts, garage en-bloc and private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson.



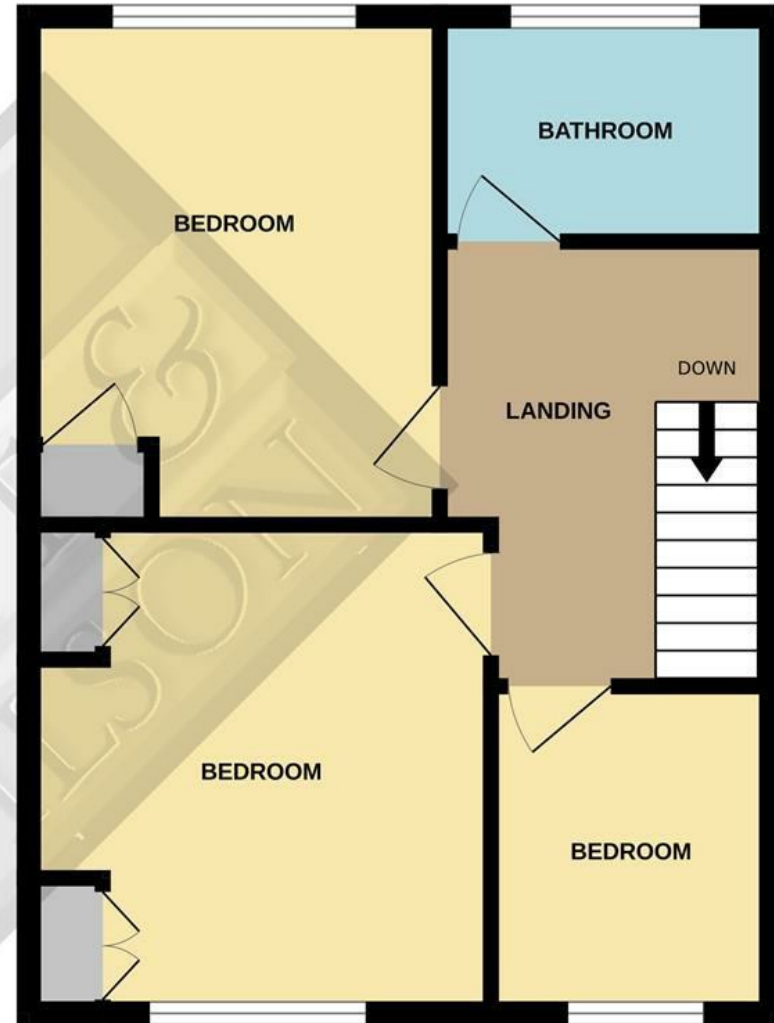




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



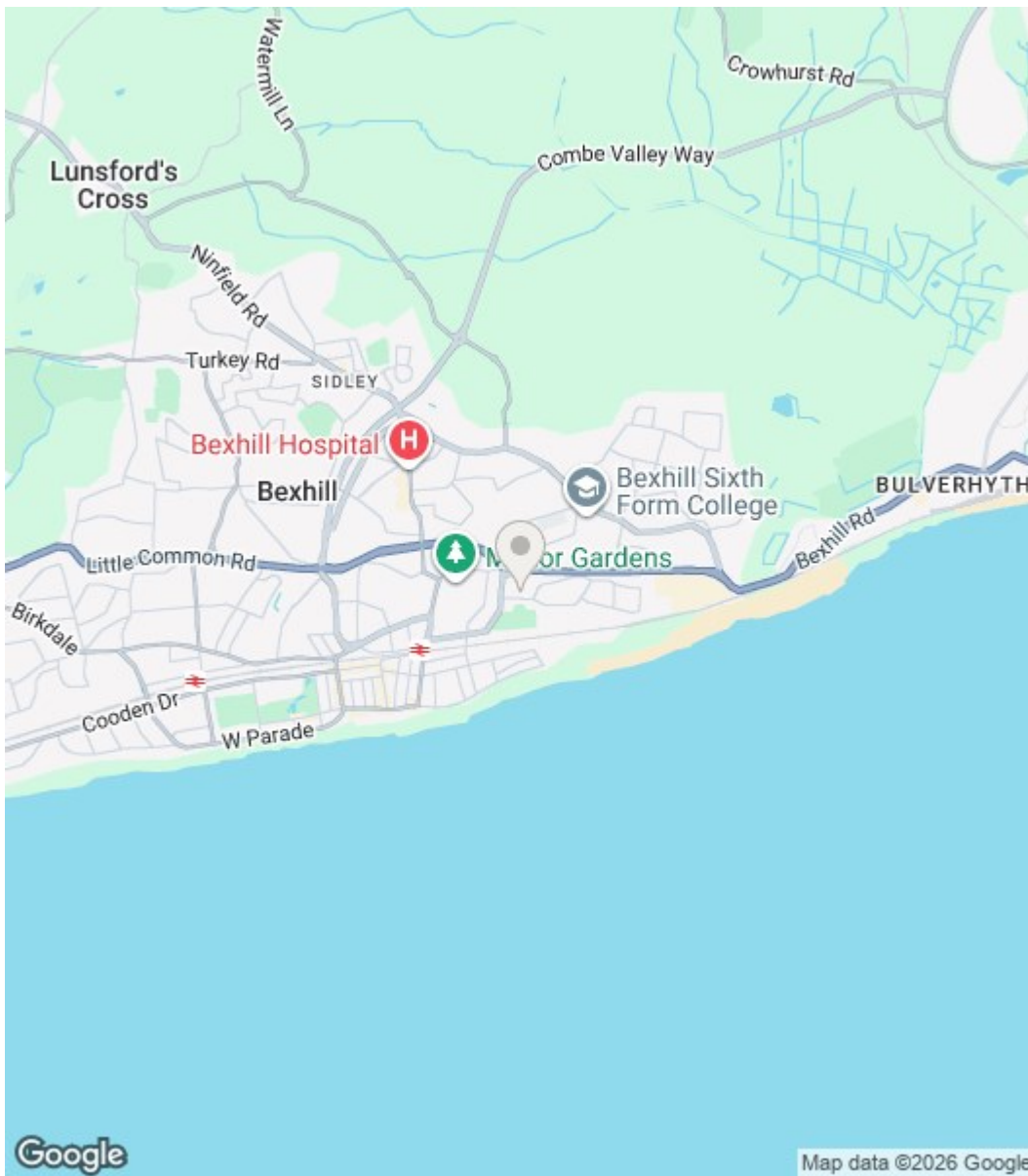
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.





TOTAL FLOOR AREA : 892 sq.ft. (82.9 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	81
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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