

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part

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2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

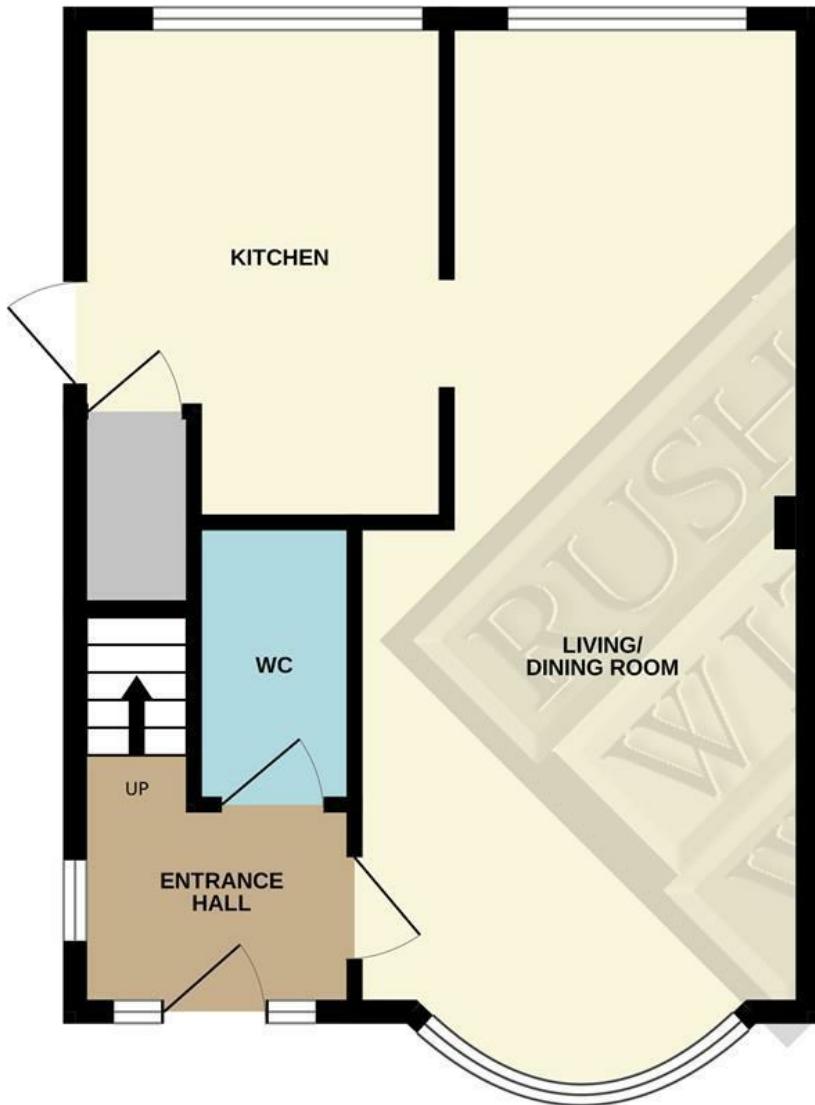
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

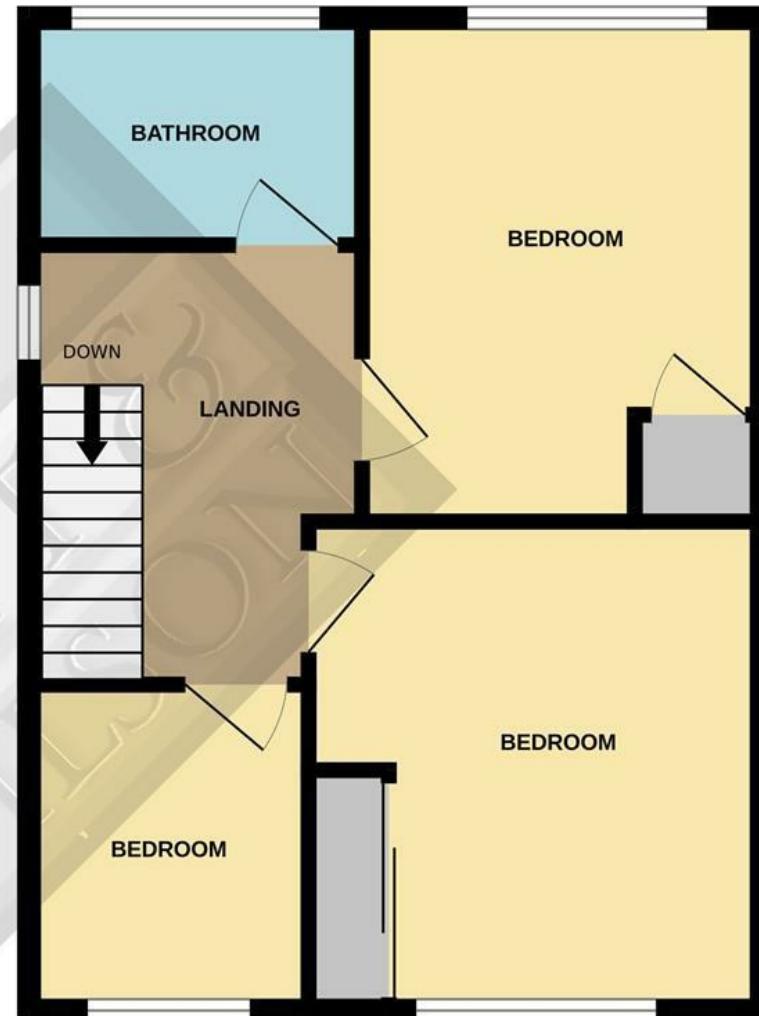
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GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

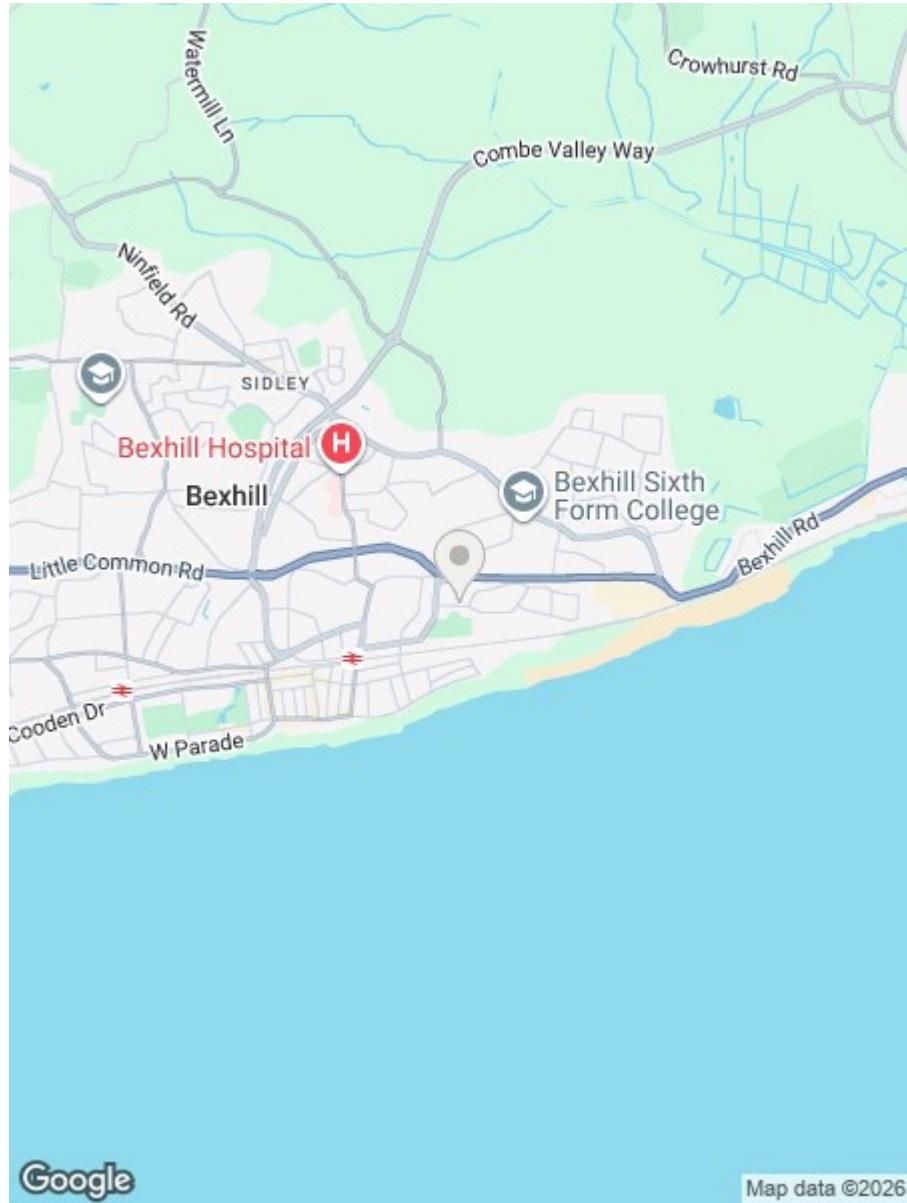


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	