

# Abbott & Abbott

Estate Agents, Valuers and Lettings



59 Links Drive, Bexhill on Sea, TN40 1TE

£425,000









£425,000

# 59 Links Drive

## Bexhill on Sea, TN40 1TE

- Spacious detached split-level bungalow with south-facing garden
- Large L-shaped lounge/dining room
- Contemporary bath/shower room
- Favoured location near town centre and beach at Galley Hill
- No onward chain
- Three bedrooms
- uPVC double glazed conservatory
- Gas central heating and uPVC double glazing
- Worth inspection

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this spacious detached split-level bungalow, situated on the much favoured 'Penland Wood' development, within easy reach of the town centre and the beach at Galley Hill. Built in the 1970's, the property offers excellent size accommodation which provides three bedrooms, a large L-shaped lounge/dining room leading through to a south-facing uPVC double glazed conservatory - both with distant sea glimpses, a modern kitchen, a bath/shower room with contemporary suite and a separate WC. Outside, there is a south-facing rear garden and a garage. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed, just under a mile from the town centre and close to St Richards Catholic College and the beach at Galley Hill (via a footpath). Local buses also stop nearby.



### Entrance Vestibule

### Split-Level Entrance Hall

### L-Shaped Lounge/Dining Room

21'9 max x 17'9 max (6.63m max x 5.41m max)

### uPVC Double Glazed Conservatory

13'6 x 10'4 (4.11m x 3.15m)

### Kitchen

12'8 x 9'8 (3.86m x 2.95m)

### Bedroom One

12' x 11'7 (3.66m x 3.53m)

### Bedroom Two

11'6 x 9' (3.51m x 2.74m)

### Bedroom Three

9'3 x 8'4 (2.82m x 2.54m)

### Bath/Shower Room

### Separate WC

### Integral Garage

17' x 8'10 (5.18m x 2.69m)

### South-Facing Rear Garden







**EPC Rating: C**

**Council Tax Band: D (Rother District Council)**

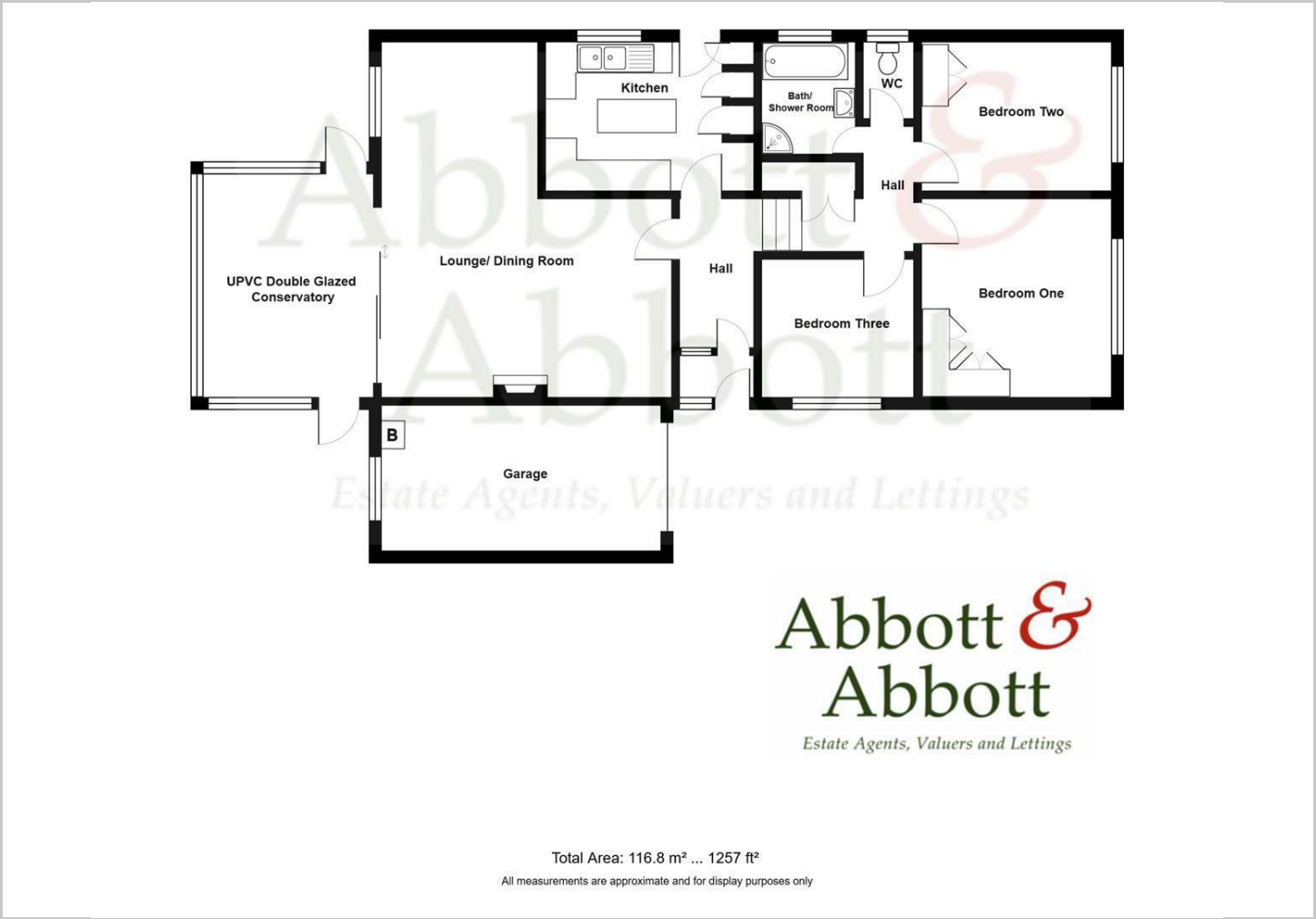








Floor Plans



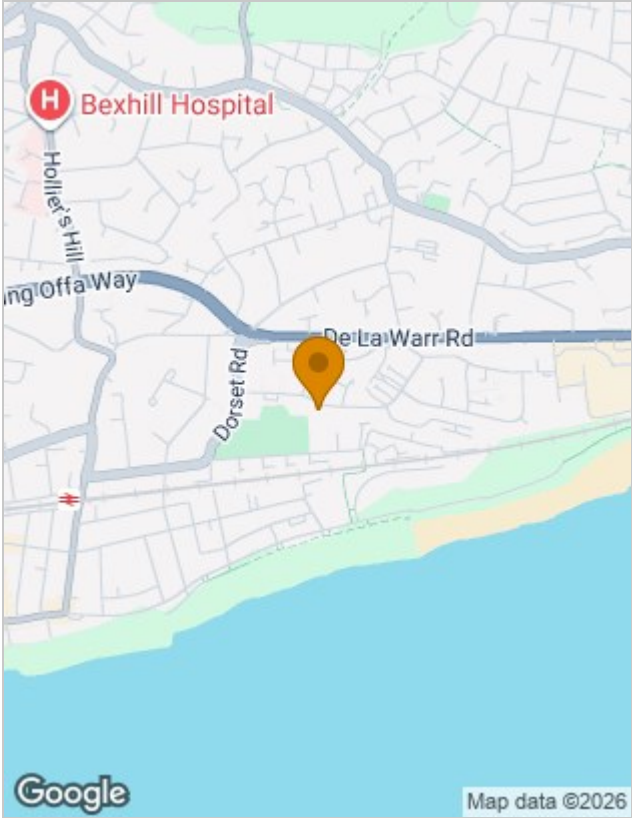
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH  
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

Location Map



Energy Performance Graph

