



Wyatt
Hughes
Residential Sales

Links Drive
Bexhill-On-Sea, TN40 1TH

Offers in excess of £325,000 Freehold

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Absolutely thrilled to present this charming three-bedroom Georgian-style semi-detached house located in the highly sought-after Penland Wood area. Just a short stroll away from Bexhill Town Centre, Seafront & Station, and conveniently close to desirable local schools.

This home has been lovingly cared for by its current owners, offering a bright and spacious layout. Step into the inviting entrance hallway, leading to a generously sized sitting/dining room perfect for relaxation and entertaining. The modern fitted kitchen boasts ample storage and a handy under stairs cupboard. Ascend the stairs to the first floor, where you'll find a spacious landing granting access to three family bedrooms and a modern bathroom.

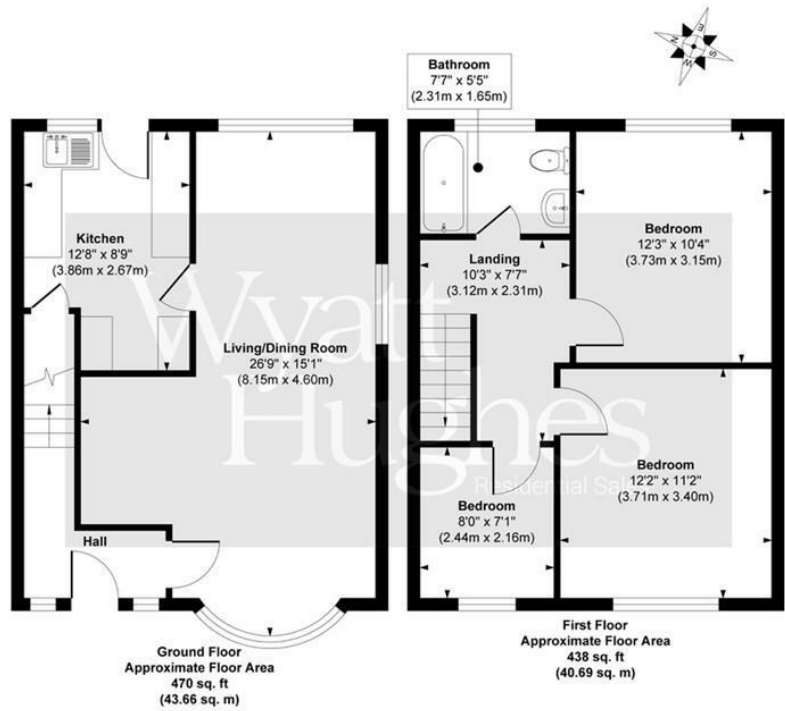
Enjoy the front low-maintenance garden with delightful views over the green, while the well-maintained rear garden offers a peaceful haven with a lawn, patio area, and charming mature planting and trees.

Additional perks include a nearby en-bloc single garage, gas central heating, a spacious loft, and UPVC double glazing throughout. Don't miss the chance to make this delightful property your new home!

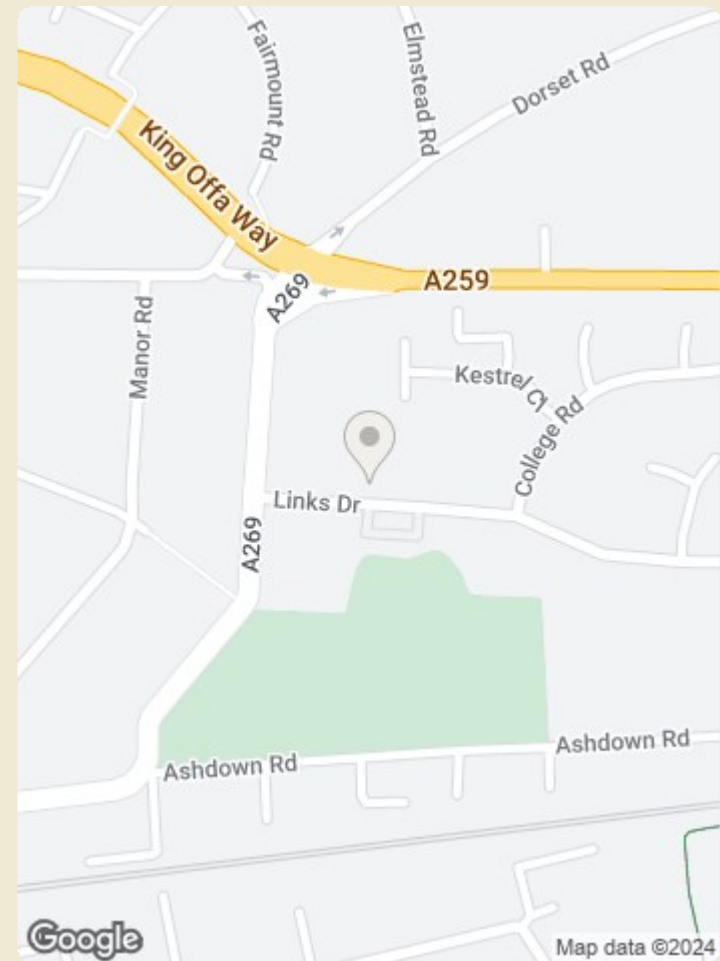


- Desirable Penland Wood estate
- Walking distance to the town centre, mainline railway station and ravenhill retail park
- Close to popular schools
- Three bedrooms
- Semi detached house
- Garage en bloc
- Well presented throughout
- Tax band C
- EPC rating C
- 908 sq ft





Approx. Gross Internal Floor Area 908 sq. ft / 84.35 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	England & Wales
		72	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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