

**RUSH  
WITT &  
WILSON**



**19 Links Drive, Bexhill-On-Sea, East Sussex TN40 1TA  
£599,950**

**A beautiful detached family home, situated in this popular residential location of Bexhill, within easy reach of Bexhill Town Centre, Bexhill Seafont, Bexhill Train Station & Bexhill Retail Centre, offering a wide rang of amenities. Enhanced to a fantastic standard throughout by the current vendors, the property comprises, stunning and modern kitchen/breakfast room/snug, split level living/dining room, office, utility room and downstairs w.c, to the first floor, the property boasts, five double bedrooms, two benefitting from ensuite and family bathroom suite. Other internal benefits include gas central heating to radiators & double glazing throughout. Externally, the property offers off road parking for multiple vehicles, detached double garage, and a beautifully maintained and landscaped private rear garden. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**



### **Entrance Porch**

With entrance door leading to entrance hallway, hanging space for coats.

### **Entrance Hallway**

With obscured glass panelled entrance door, stairs leading to the first floor, recessed ceiling spotlights, understairs storage cupboard.

### **Split Level Living/Dining Area**

25'10" x 21'1" (7.88 x 6.43)

Windows to the side elevations, bi-folding double glazed doors giving access onto the rear garden, double radiator, feature fireplace with exposed brick and wood mantle, raised dining area.

### **Study**

17'5" x 5'5" (5.32 x 1.67)

Two sets of double glazed windows to the front elevation, roll top radiator, storage cupboard, bespoke fitted office furniture comprising drawers and desk, access to storage space via loft hatch.

### **Kitchen/Breakfast Room/Snug**

30'8" x 17'11" (9.37 x 5.47)

Modern fitted kitchen with a range of matching wall and base level units with quartz straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated dishwasher, integrated microwave, integrated double oven, five ring electric hob, island, glass panelled bi-folding doors giving access onto the rear garden, radiator.

### **Utility Room**

13'5" x 6'3" (4.10 x 1.91)

With integrated fridge and freezer, space and plumbing for washing machine and tumble dryer, matching wall and base level units with quartz straight edge worktop surfaces, glass panelled door giving access into the rear garden, Velux windows to the side elevation.

### **Downstairs WC**

Suite comprising wc with low level flush, vanity unit with wash hand basin with mixer tap, radiator, obscured double glazed windows to the side elevation.

### **First Floor Landing**

### **Bedroom One**

13'0" x 11'9" (3.97 x 3.59)

Double glazed windows to the front elevation, roll top radiator, exposed brick feature wall.

### **Dressing Room**

With hanging space to both sides, obscured glass window to the side elevation, roll top radiator.

### **En-Suite**

Suite comprising wc with low level flush, vanity unit with two wash hand basins and mixer taps, panelled bath with chrome controls and chrome hand/shower attachment, roll top radiator, obscured double glazed window to the side elevation.

### **Bedroom Two**

14'6" x 11'3" (4.42 x 3.45)

Double glazed windows to the front elevation, roll top radiator.

### **Bedroom Three**

13'0" x 11'2" (3.97 x 3.42)

Double glazed windows to the rear elevation with distant sea views, roll top radiator, built in wardrobe cupboards with hanging space and shelving.

### **En-Suite**

Comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead.

### **Bedroom Four**

11'4" x 9'3" (3.46 x 2.83)

Double glazed windows to the rear elevation with distant sea views, radiator.

### **Bedroom Five**

8'6" x 8'9" (2.61 x 2.68)

Windows to the rear elevation, roll top radiator.

### **Family Bathroom**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, p-shaped bath with chrome controls and chrome hand/shower attachment, heated towel rail, obscured double glazed windows to the rear elevation.

### **Outside**

#### **Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles.

#### **Detached Double Garage**

With electric roller doors, power and light, personal door to the rear.

#### **Rear Garden**

With beautiful sea views, raised patio area suitable for alfresco dining, the rest of the garden comes mainly laid to lawn, trees and shrubs of various kinds, enclosed with fencing to all sides, hot tub, side access is available.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



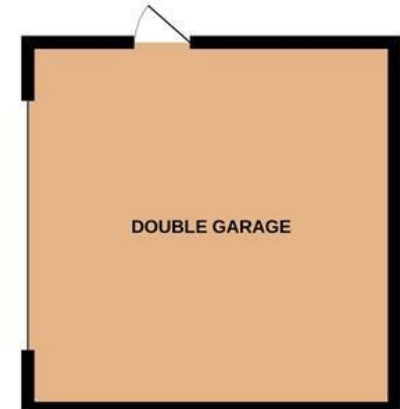
GROUND FLOOR  
1177 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR  
913 sq.ft. (84.9 sq.m.) approx.



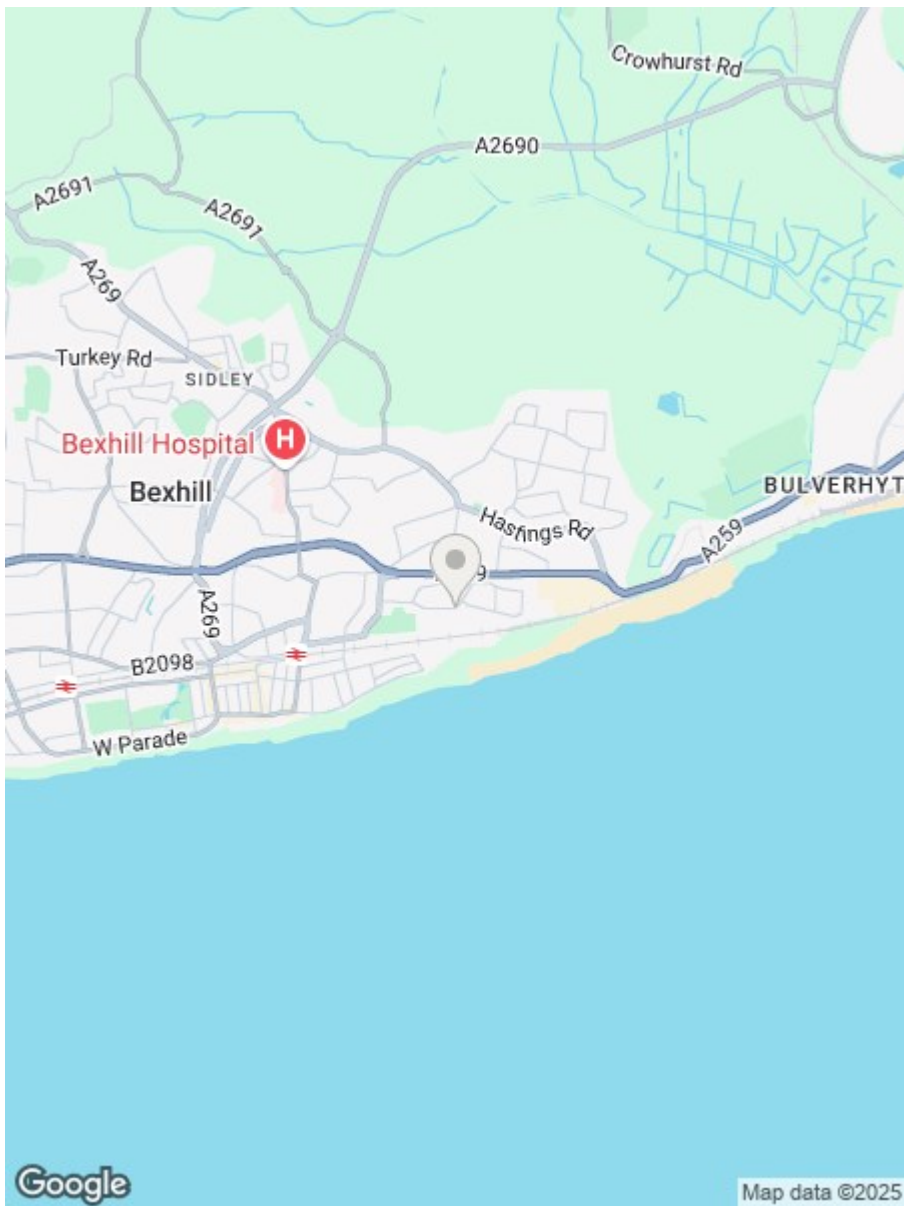
DETACHED GARAGE  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 2360 sq.ft. (219.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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