



ESTATE AGENTS

24, Links Drive, Bexhill-On-Sea, TN40 1TE

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Offers In Excess Of £310,000

PCM Estate Agents offer to the market CHAIN FREE an exciting opportunity to acquire this DETACHED TWO BEDROOM BUNGALOW, positioned on a particularly sought-after road within Bexhill, not far from Ravenside Retail Park, but also Bexhill Town Centre, with a range of amenities nearby. The property does benefit from some SEA VIEWS, a driveway providing OFF ROAD PARKING, GARAGE and an ENCLOSED REAR GARDEN.

Offering well-proportioned accommodation comprising a large porch onto entrance hall, BAY FRONTED LIVING ROOM with SEA VIEWS, a relatively MODERN KITCHEN, TWO DOUBLE BEDROOMS and a bathroom with electric shower over the bath. The property has a driveway with OFF ROAD PARKING for two vehicles and the REAR GARDEN is neatly landscaped and sympathetically terraced. The property has the benefit of gas fired central heating and double glazing.

This bungalow must be viewed to fully appreciate the quality of the position on offer. Please call the owners now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

PORCH

Part brick construction with UPVC double glazed windows to both front and side elevations, tiled flooring, few steps up with handrail to the main front door which is wooden, partially glazed and opens up into:

ENTRANCE HALL

L-shaped entrance hall with access to loft space, radiator, coving to ceiling, telephone point, storage cupboard, wall mounted thermostat control for gas fired central heating.

LIVING ROOM

15'3 into bay x 10'5 (4.65m into bay x 3.18m)

Coving to ceiling, exposed wooden floorboards, radiator, fireplace, television point, double glazed bay window in the front aspect having pleasant views onto Links Drive and views of the sea beyond.

KITCHEN

11'3 x 8'7 max (3.43m x 2.62m max)

Fitted with a matching range of eye and base level cupboards and drawers with complimentary work surfaces over and tiled splash backs, tile effect vinyl flooring, inset one & ½ bowl sink sink-drainer unit with mixer tap, four ring gas hob with cooker hood over and oven below, space and plumbing for washing machine, large pantry-style cupboard, space for under counter fridge freezer, double glazed window and door to side aspect.

BEDROOM

12'6 x 10' (3.81m x 3.05m)

Coving to ceiling, radiator, fitted wardrobes and double glazed window to rear aspect having views onto the garden.

BEDROOM

11'1 x 9'9 (3.38m x 2.97m)

Radiator, coving to ceiling, double glazed window to rear aspect, lovely views onto the garden.

BATHROOM

P shaped panel bath with chrome mixer tap, electric shower over bath with glass shower screen, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, coving to ceiling, tiled walls, radiator and a double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT

Driveway providing off-road parking for two vehicles in tandem, neatly landscaped front garden being established with a variety of mature plants and shrubs, gated side access to the rear garden.

GARAGE

17' x 7'9 (5.18m x 2.36m)

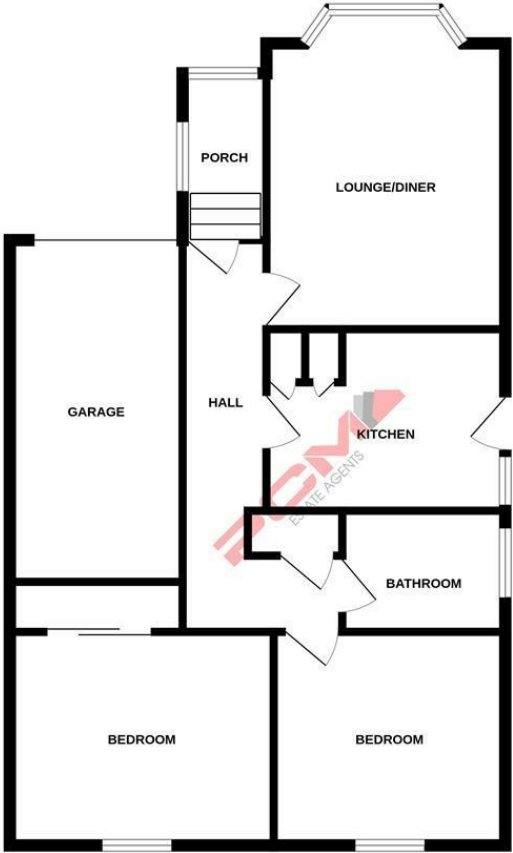
Up and over door, power and light, consumer unit, boiler and gas meter.

REAR GARDEN

A concrete patio abutting the property, gated side access to the front, there are a few steps up from the main section of the garden with a further patio, lawned area, wooden shed, established planted borders.



GROUND FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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