



BURGESS & CO.
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30 Ridgewood Gardens, Bexhill-On-Sea, TN40 1TS

£399,950 Freehold



****CHAIN FREE**** Burgess & Co are delighted to present to the market this three bedroom DETACHED bungalow, situated in the popular residential location of Penland Wood being close to the Ravenside Retail Park with its shops, leisure centre and access to Glyne Gap Beach as well as being within close proximity to sought after local schools, and colleges. Bexhill Town Centre is within 1 mile with its variety of shops, restaurants, and transport links. The property offers bright and spacious accommodation comprising an entrance hall, a living/dining room, a conservatory, a fitted kitchen, three bedrooms, a fitted bathroom and a separate shower room. Further benefits include gas central heating and double glazing. To the outside there is a blocked paved driveway with parking leading to a single garage and to the rear there is a good sized SOUTH FACING garden with a mixture of lawn and patio. Viewing highly recommended by vendors sole agents.

Vestibule

With tiled floor, door to

Entrance Hall

With radiator, storage cupboard, loft hatch, frosted borrowed light window.

Living/Dining Room

21'5 x 18'1
With three radiators, feature fireplace with electric fire, double glazed window to the rear, double glazed sliding doors to

Conservatory

12'3 x 9'7
With double glazed windows, polycarbonate roof, double glazed door to the side.

Kitchen

12'4 x 10'2
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks, fitted electric hob, fitted eye level oven, space for appliances to include washing machine, dishwasher & fridge/freezer, radiator, serving hatch to dining room, double glazed window & door to the side.

Bedroom One

12'0 x 11'8
With radiator, vanity unit with inset wash hand basin, double glazed window to the front & side.

Bedroom Two

12'4 x 9'1
With radiator, double glazed window to the front.

Bedroom Three

9'3 x 8'4
With radiator, double glazed window to the side.

Bathroom

8'8 x 5'5
Comprising bath, low level w.c, pedestal wash hand basin, radiator, tiled walls, airing cupboard housing cylinder, double glazed frosted window to the side.

Shower Room

5'7 x 3'9
Comprising shower cubicle with electric shower, low level w.c, vanity unit with inset wash and basin, heater, partly tiled walls, double glazed frosted window to the side.

Garage

17'3 x 8'9
With electric door, Worcester boiler, meters, fuse box, door to the garden.

Outside

To the front there is a block paved driveway providing off road parking leading to a garage, an area of lawn, flowerbeds to one

side housing mature shrubs & hedges and gated side access. To the rear there is a patio area, an area of lawn, a stepping stone path, a further patio area, a water tap, a shed, a greenhouse, a storage unit and the garden is enclosed by fencing with gated access to the rear.

NB

Council tax band: D

Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC

