

**RUSH
WITT &
WILSON**



**24 The Ridings, Bexhill-On-Sea, East Sussex TN39 5HU
£570,000**

A stunning three bedroom detached chalet style house, with far reaching views across to the sea, presented to an exceptional standard by current vendors, kitchen/breakfast room with large island and quartz worktops, gas central heating system, en-suite, double glazed windows and doors, utility room, swimming pool, partial garage, private front and landscaped rear gardens, viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Reception Hall

With modern brushed stainless steel radiator, hardwood entrance door to the front elevation, obscured glass windows to either side, high gloss wood effect flooring.

Cloakroom

Modern suite comprising wc with concealed cistern, wall mounted wash hand basin with vanity unit, slate splashback, half height wood panelling, ceramic floor tiling, vertical chrome heated radiator, obscured glass window to the rear elevation.

Kitchen/Breakfast Room

16'9" x 15'8" (5.12 x 4.78)

Floor to ceiling picture windows overlook the front elevation with stunning far reaching views across the sea to Beachy Head. Fitted kitchen with matching wall, base units and central island with quartz worktops, integrated dishwasher, one and half bowl single drainer sink unit with mixer tap, wine cooler fridge, induction hob, brushed stainless steel extractor canopy with light, two integrated double ovens with grills and a separate integrated microwave oven, high gloss finish wood effect flooring, brushed stainless steel modern radiators.

Living/Dining

16'0" x 13'5" (4.88 x 4.11)

Interconnecting with the kitchen/breakfast room, two sets of French doors lead out onto the rear garden, additional door to the side, brushed stainless steel modern radiator, high gloss finish wood effect flooring, contemporary fireplace with solid oak mantle and surround and high efficiency real flame gas log fire.

Utility Room

8'8" x 8'1" (2.66 x 2.47)

Door to the rear garden, base and wall units with single drainer stainless steel sink unit and mixer tap, splashbacks, Space for American style fridge/freezer, plumbing for washing machine, space for tumble dryer, vertical brushed stainless steel contemporary radiators.

First Floor Landing

With turned staircase, window to the front westerly elevation with stunning views across the sea to Beachy head, Velux window to the side elevation, access to roof space, built in storage cupboard.

Bedroom One

14'6" x 11'7" (4.43 x 3.54)

Double radiator, windows to the rear elevation.

En-Suite

Comprising walk in shower cubicle with digital controls and showerhead, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, slate and brick effect splashbacks, mirror and light with alcove, chrome heated towel rail, half height wood panelling, tile effect floor.

Bedroom Two

11'7" x 10'9" (3.55 x 3.30)

Window to the front elevation, built in wardrobe cupboard, double radiator, access to eaves storage.

Family Bathroom

Comprising panelled shower/bath with glass screen, digital shower controls with rainfall shower head, alcove, tiled splashbacks, shelving for towels, chrome heated towel rail, wc with concealed cistern, marble effect vanity top with inset wash hand basin and vanity cupboards beneath, mirror, chrome heated towel rail, tiled floor, obscured glass window to the rear elevation.

Bedroom Three/Dressing Room

12'11" x 9'10" (3.96 x 3.00)

Window overlooks the front elevation with far reaching views across the sea towards Beach Head, window to the rear elevation, double radiator, currently used as a dressing room with fitted mirror fronted wardrobe cupboards with shelving, drawers and hanging rails.

Outside

Front Garden

Mainly laid to lawn with a whole host of shrubs, plants and trees of various kinds, extensive off road parking is available on the driveway leading to garage, stunning wood verander with decking enclosed with rails.

Partial Garage

Power & Light

Rear Garden

A particular feature of the property having been landscaped with stunning water features, outside swimming pool, mainly laid to lawn with decked areas for alfresco dining, all

enclosed with fencing to all sides, shrubs, plants and trees of various kinds offer privacy and seclusion, aluminium gazebo, upvc shed to the rear with power & light, side access is available, outside lighting.

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.



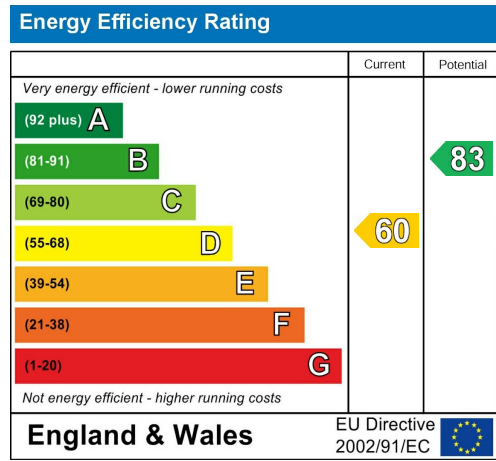
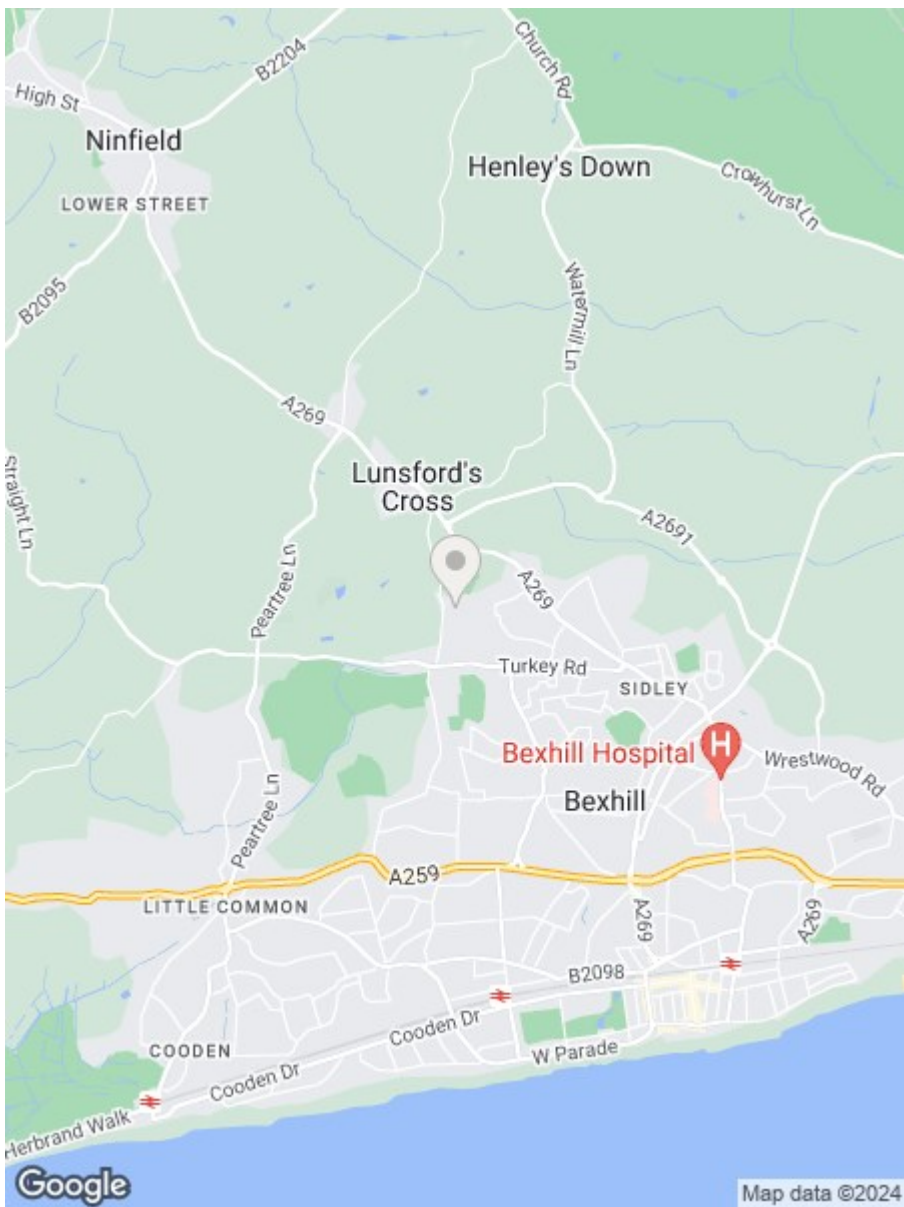


GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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