

**RUSH  
WITT &  
WILSON**



**42 The Ridings, Bexhill-On-Sea, East Sussex TN39 5HU**  
**£535,000**

**An outstanding four to five-bedroom detached family home, beautifully situated with breathtaking views of the adjacent woodland to the rear. This property offers exceptional and flexible living spaces, allowing for either a five-bedroom setup or three bedrooms with five reception areas—it's entirely up to you! The home boasts a private front garden and stunning secluded south-facing rear gardens. Additional features include an outside detached studio or workshop, and meticulously maintained interiors courtesy of the current owners. Highlights include a beautiful kitchen/breakfast room with granite countertops, utility room, a convenient downstairs cloakroom, a captivating UPVC conservatory overlooking woodland. Other amenities include double-glazed windows and doors, a gas central heating system, an en-suite bathroom for the master bedroom, a family bathroom, and extensive off-road parking. No expense has been spared in making this home beautiful and unique! Located on a quiet, secluded no-through road, this property is a must-see, and viewing is highly recommended through RWW sole agents. Council Tax Band E.**



## Covered Porchway

### Entrance Hall

Entrance door, obscured glass window to the front elevation, single radiator, tiled floors, built in cloaks cupboard.

### Cloakroom

WC with low level flush, bidet, granite sink with mixer tap and vanity drawers beneath, half height wall tiling, obscured glass window to the side elevation, double radiator.

### Games Room/Bedroom Five

12'6" x 7'6" (3.83 x 2.31)

Window to the front elevation, double radiator.

### Study/Bedroom Four

10'0" x 7'6" (3.07 x 2.30)

Window to the front elevation, single radiator.

### Dining Room

15'0" x 11'10" (4.59 x 3.61)

Window to the front elevation, tiled flooring, under stairs storage cupboards, double radiator.

### Open Plan Living/Kitchen/Dining

31'8" x 14'8" (9.66 x 4.48)

Double radiator, media cupboards and shelving, real flame coal effect gas fire set in solid stone surround and mantle, patio doors to the rear elevation, ceramic wood effect flooring, windows overlook the stunning gardens and woodland vista, fitted kitchen comprising a range of base and wall units with granite worktops, central island with Neff hob, extractor canopy and light, vertical radiator, built in double oven with grill, additional Neff microwave oven, space for American style fridge/freezer, led lighting, tiled flooring, integrated dishwasher, breakfast bar area, inset single drainer sink unit with additional half sink unit with waste disposal, door leading out to the side elevation.

### Utility Room

8'5" x 7'3" (2.57 x 2.21 )

Window to the rear elevation, plumbing for washing machine, space for tumble dryer and additional white goods, wall mounted gas central heating and domestic hot water boiler, door to side.

### Conservatory

10'5" x 9'4" (3.18 x 2.87)

UPVC double glazed construction, patio doors to the side, ceramic wood effect flooring and underfloor heating.

### First Floor Landing

Accesses via stunning granite staircase, bamboo flooring, access to loft space, built in linen cupboard.

### Bedroom One

15'2" x 14'2" (4.64 x 4.32)

Window to the front elevation, plantation blinds, single radiator, built in wardrobe cupboards, bamboo flooring.

### En-Suite Bathroom

Walk in shower unit with granite tray, hand/shower attachment, chrome controls, rain effect showerhead, chrome heated towel rail, wc with low level flush, obscured glass window overlooks the front elevation, ceramic floor tiling, freestanding wash hand basin with waterfall mixer tap, led lighting and vanity drawer beneath.

### Bedroom Two

14'1" x 11'11" (4.31 x 3.64)

Window to the rear elevation with plantation blinds, single radiator, fitted wardrobe cupboards, bamboo flooring.

### Bedroom Three

16'1" x 7'5" (4.92 x 2.28)

Triple aspect windows with plantation blinds, double radiator, bamboo flooring, built in wardrobe cupboards, double radiator.

### Bathroom

Suite comprising panelled bath with electric shower unit controls and showerhead, shower screen, wc with low level flush, pedestal mounted wash hand basin, double radiator, obscured glass window to the rear elevation, tiled walls.

### Outside

#### Front Garden

Mainly laid to lawn, extensive off road parking to be found on the brick paved driveway, side access is available down both sides of the property.

#### Rear Garden

A particular feature to the property with a stunning outlook

over the adjoining protected woodland vista, mainly laid to lawn with patio areas suitable for alfresco dining, south facing, timber framed shed. Enclosed with a combination of fencing and hedging offering privacy and seclusion, rockery features.

### Detached Studio/Workshop

14'9" x 13'1" (4.50 x 4.00)

Windows to the rear elevation, French doors, power and light.

### 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.

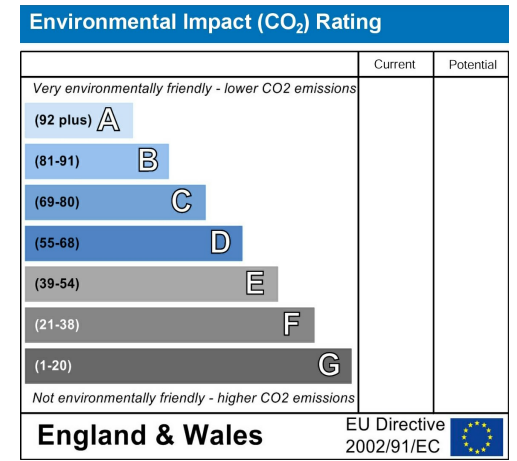
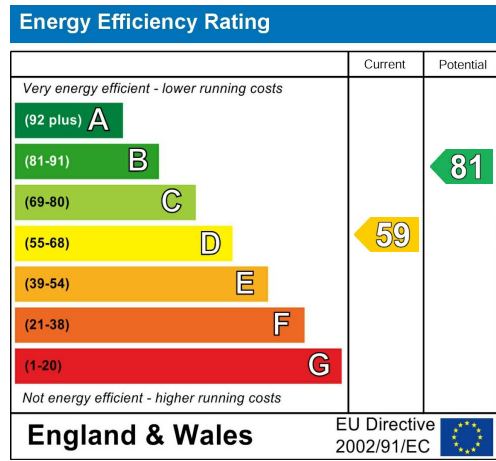
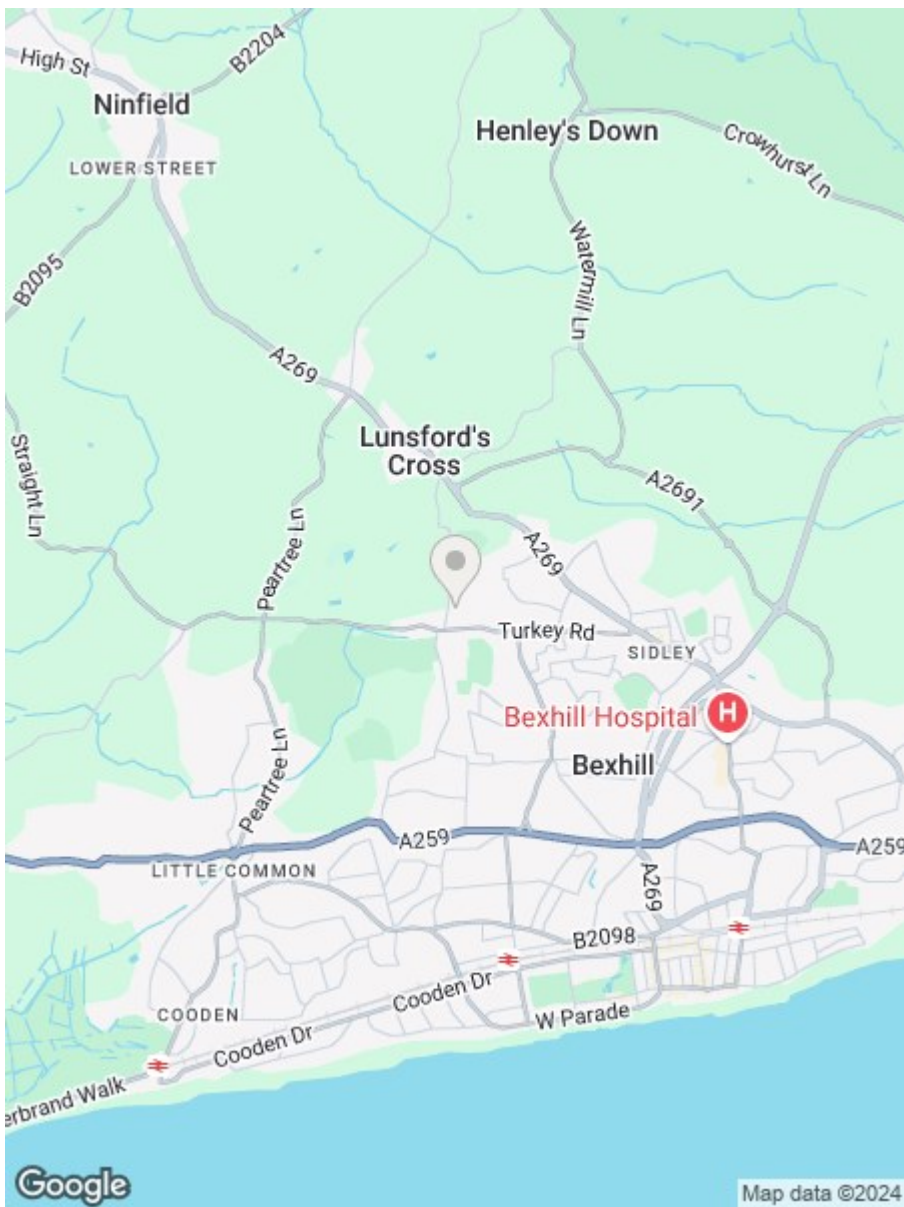




TOTAL FLOOR AREA : 2020 sq.ft. (187.7 sq.m.) approx.

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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