

**RUSH
WITT &
WILSON**



27 The Ridings, Bexhill-On-Sea, East Sussex TN39 5HU
Offers In Excess Of £375,000 Freehold

Three bedroom detached, extremely well presented property situated in a sought after residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises living/dining room, downstairs cloakroom, fitted kitchen, conservatory, three double bedrooms and family bathroom. Other benefits include warm air central heating system and double glazed windows and doors throughout. Externally the property boasts front and rear gardens, off road parking and a garage. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Entrance Porch

Entrance door leading to:

Entrance Hallway

Glass panelled entrance door, large airing cupboard housing the heating system.

Cloakroom/WC

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, obscured double glazed window to the rear, part tiled walls, tiled flooring.

Living/Dining Room

30' x 15'8 (9.14m x 4.78m)

With stairs leading to the first floor, large double glazed window to the front elevation with stunning views through tree tops towards the sea and Beachy Head, warm air heating system.

Kitchen

12'6 x 9'8 (3.81m x 2.95m)

Fitted kitchen with a range of matching wall and base level units with straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, five ring gas hob and extractor canopy above, space and plumbing for dishwasher and washing machine and space for under counter fridge and freezer, double glazed sliding door giving access and overlooking the rear garden, linen cupboard with slatted shelving, tiled flooring, tiled splashbacks, warm air heating system.

Conservatory

Upvc construction and double glazed French doors giving access onto the rear garden, warm air heating system.

First Floor

Landing

Velux window to the side elevation, ample storage space available. additional double glazed window to the front elevation enjoying stunning far reaching views across the tree tops towards the sea and Beachy Head.

Bedroom One

18'1 x 12'6 (5.51m x 3.81m)

Double glazed window to the rear elevation, eaves storage available, built-in wardrobe cupboards, warm air heating system.

Bedroom Two

11'6 x 11'1 (3.51m x 3.38m)

Double glazed window to the front elevation with stunning far reaching views, eaves storage available, built-in wardrobe cupboards, warm air heating system.

Bedroom Three

13' x 9'10 (3.96m x 3.00m)

Double glazed windows to front and rear elevations.

Bathroom

Obscure double glazed window to the rear, suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome mixer tap with additional shower over bath with wall mounted shower controls, chrome shower attachment and shower head, tiled walls

Outside

Front Garden

Driveway providing off road parking for multiple vehicles and an area of lawn.

Garage

Rear Garden

Mainly laid to lawn with patio area suitable for alfresco dining, enclosed to all sides with timber framed summerhouse and garden shed, stunning views from the top of the garden across Bexhill towards the sea.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt &

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



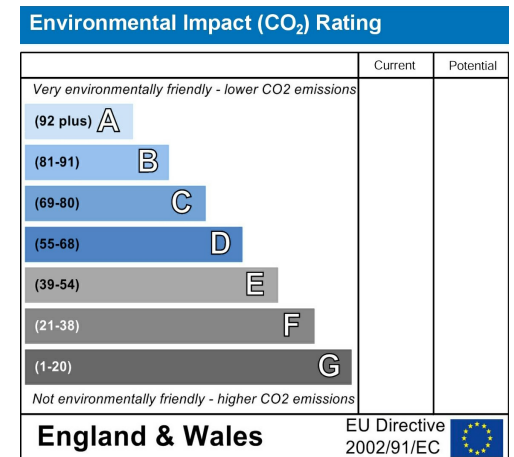
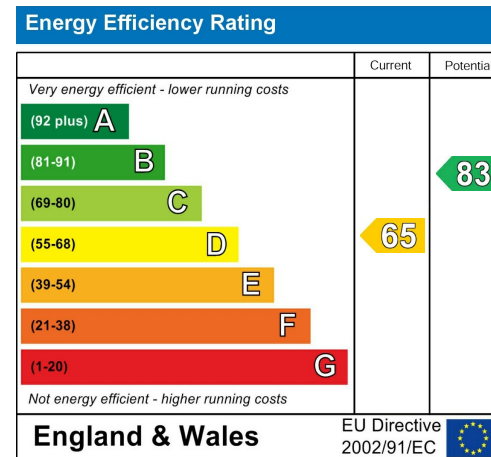
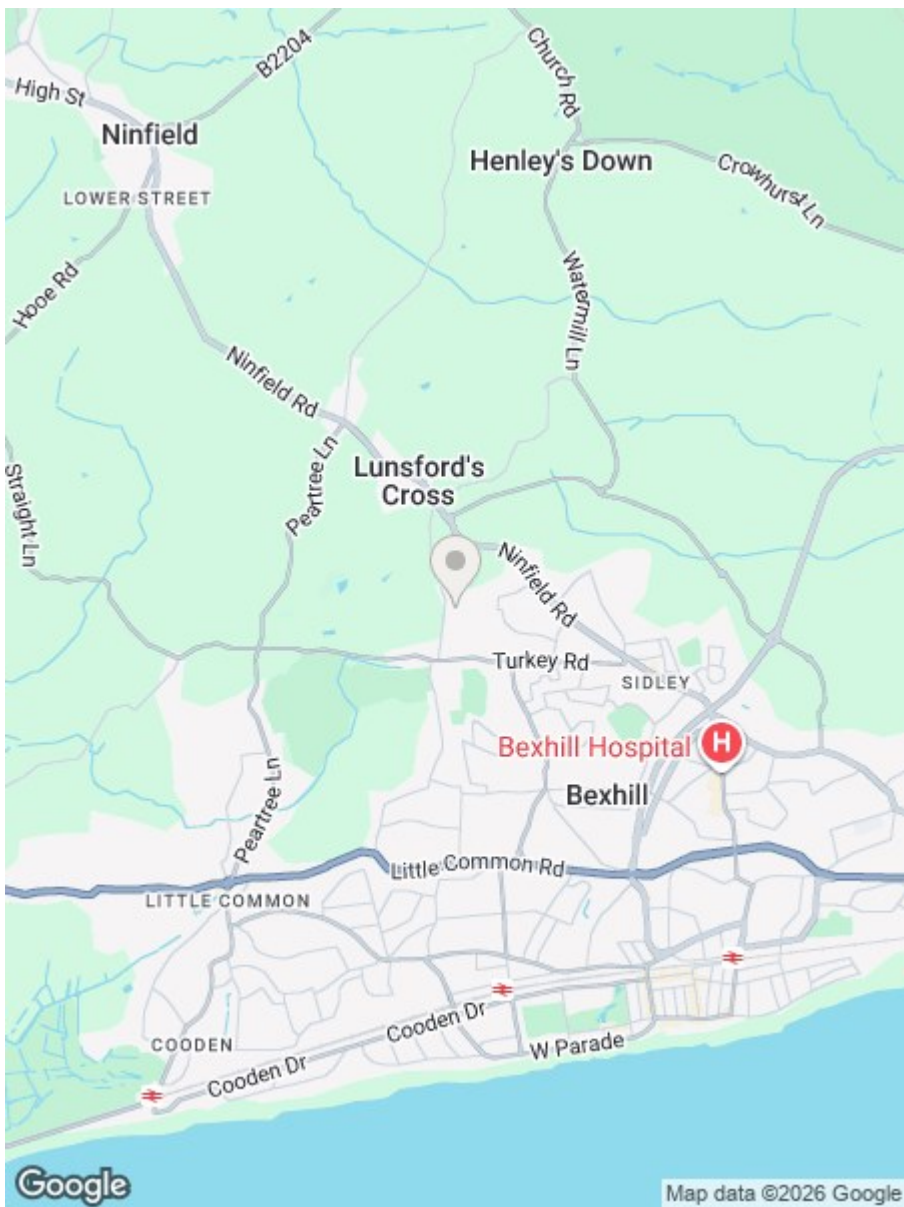
1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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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