

**RUSH
WITT &
WILSON**



**90 Ridgewood Gardens, Bexhill-On-Sea, East Sussex TN40 1TS
£350,000**

A well presented spacious three bedroom semi-detached family house with extensive gardens, gas central heating system, double glazed windows and doors, sun room/ entrance, modern kitchen and bathroom, garage, off road parking, private front, side and two rear gardens on double plot, vacant possession. Viewing comes highly recommended by RWW sole agents.



Entrance Porch/ Sun Room

Window to side and front elevation with door, single radiator, built in cupboard.

Entrance Hall

With entrance door, double radiator, under stairs storage cupboard, additional cloaks cupboard.

Living Room

18'7 x 10'9 (5.66m x 3.28m)

Window to the rear elevation, double radiator, electric real flame fire with ornate surround.

Kitchen

13'8 x 7'4 (4.17m x 2.24m)

Window overlook the rear garden with door, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, one and half bowl sink unit with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, additional space available for fridge, fitted double oven with grill, gas hob, plumbing for dishwasher, double radiator.

First Landing

Window to the front elevation, access to roof space, built in airing cupboard.

Bedroom One

12'10 x 8'5 (3.91m x 2.57m)

Window overlooks the front elevation, single radiator, built in wardrobe cupboard.

Bedroom Two

10'9 x 11'6 (3.28m x 3.51m)

Window to the rear elevation, single radiator, built in wardrobe cupboards, additional overhead storage cupboards.

Bedroom Three

10'7 x 6'9 (3.23m x 2.06m)

Window to the rear elevation, single radiator.

Bathroom

Modern suite comprising walk in double width shower with chrome controls, hand shower attachment and fixing, obscured glass window to the front elevation, chrome heated towel rail, wall mounted wash hand basin with vanity unit, wc with low level flush, partly tiled walls, wood effect tiled flooring.

Outside

Front Garden

Beautifully arranged, mainly laid to lawn with a whole host of different, well stocked flower and plant beds.

Side Garden

Mainly laid to lawn with flower and shrub beds, some trees and hedging.

Rear Garden

Double rear garden that has been divided into two access via gate.

The first rear garden is mainly laid to lawn, patio area for alfresco dining, outside water tap, decked area to the rear for relaxation and entertainment with some trellising, beautifully stocked with a whole host of different shrub, flower and plants offering privacy and seclusion, gate to front.

The second rear garden is mainly laid to lawn, all enclosed with hedging to all sides, fruit trees, secondary patio area.

Garage

Single garage with electrically operated up and over door.

Off Road Parking

Driveway for off road parking.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Residential Estate Agents
Lettings & Property Management



3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk