

**RUSH  
WITT &  
WILSON**



**27 The Ridings, Bexhill-On-Sea, East Sussex TN39 5HU  
£440,000 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.

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

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



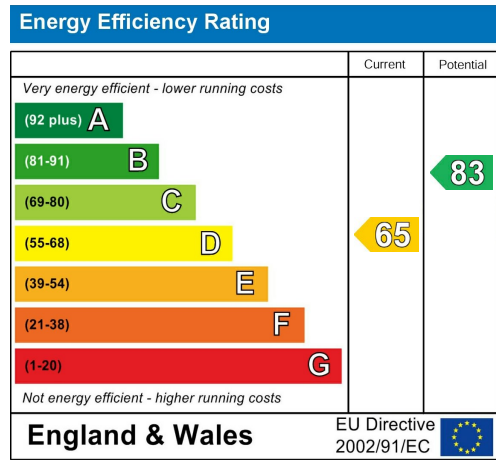
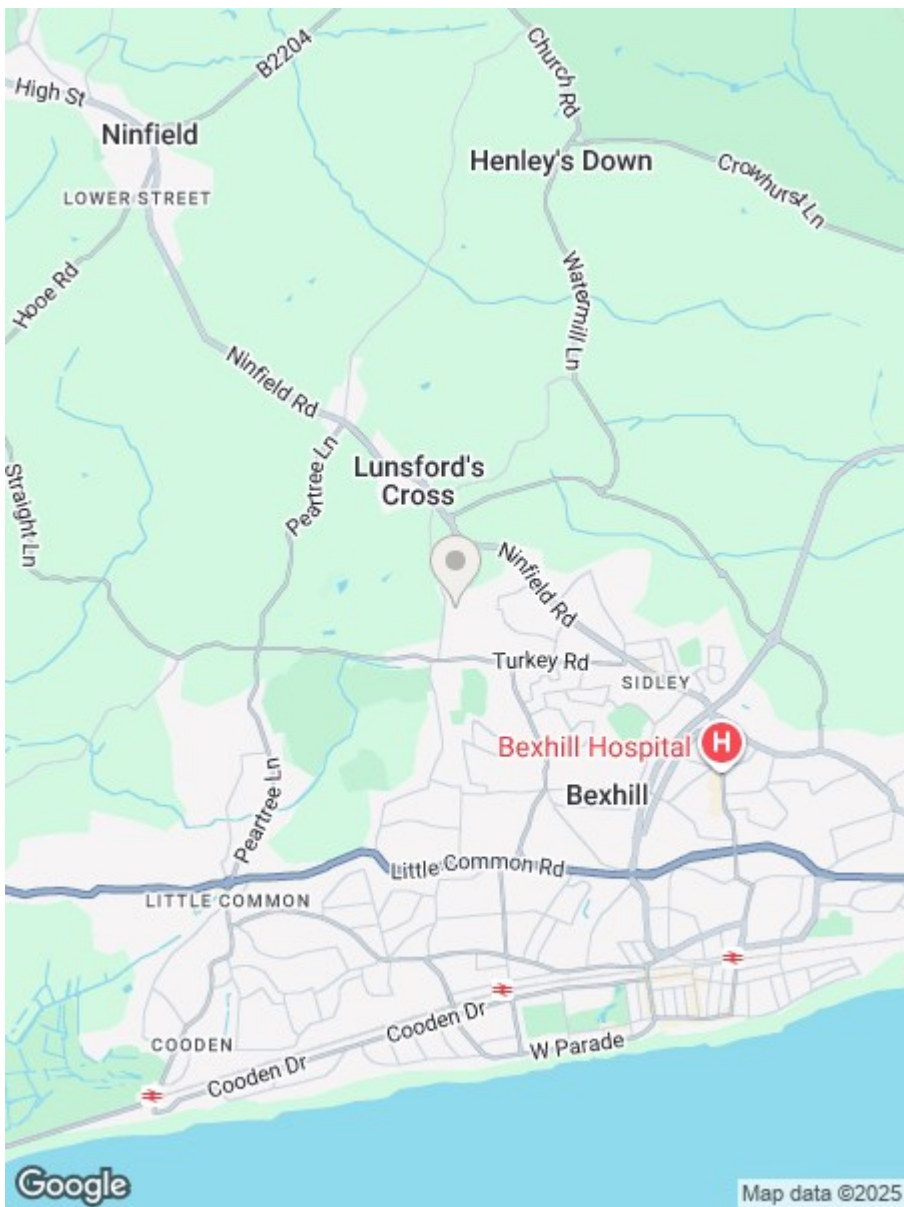
1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



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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