

**RUSH
WITT &
WILSON**



**55 Ridgewood Gardens, Bexhill-On-Sea, East Sussex TN40 1TS
£330,000**

A stunning extended three bedroom semi-detached house with garage, gas central heating system, double glazed windows and doors, UPVC conservatory, downstairs cloakroom, beautiful kitchen/ breakfast room, private front and rear gardens, garage, excellent off road parking, presented to an exceptional standard by the current vendors, viewing comes highly recommended RWW sole agents.



Entrance Porch

With entrance door, obscure glass windows to the front and side elevations, under stairs storage cupboard, covered radiator.

Cloakroom

WC with low level flush, wall mounted wash hand basin, double radiator, half height wall tiling, obscure glass window to the front elevation.

Living Room

18' x 10'10" (5.49m x 3.30m)

French doors lead out to the UPVC conservatory, double radiator.

Conservatory

12'8" x 10'2" (3.86m x 3.10m)

French doors lead out onto the rear garden, windows to the side, UPVC double glazed construction, ceiling blinds.

Kitchen/Breakfast Room

25'9 x 8'4 (7.85m x 2.54m)

Window overlooks the rear elevation, patio doors lead to the conservatory, double radiator, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, ceramic hob with extractor canopy and light, integrated oven and grill, space for fridge/freezer, integrated dishwasher, space for tumble dryer, concealed lighting, tiled splashbacks.

First Floor Landing

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

Bedroom One

12'1"x 8'4" (3.68mx 2.54m)

Window to the front elevation, double radiator.

Bedroom Two

11'4" x 10'8" (3.45m x 3.25m)

Window to the rear elevation, double radiator.

Bedroom Three

10'10" x 6'10" (3.30m x 2.08m)

Window to the rear elevation, double radiator.

Bathroom

Suite comprising shower-bath with shower screen, wall mounted electric shower unit with controls, obscured glass window to the front elevation, tiled walls, heated towel rail, inset wash hand basin with vanity unit, wc with concealed cistern, wall unit with mirror and lights.

Outside**Front Garden**

Has been designed predominately with off road parking in mind, large bricked paved parking areas and driveway to the front of the property, enclosed to one side with shrubbery, external power point.

Garage

With electrically operated up and over door, power and light.

Rear Garden

Mainly laid to lawn, planted with beautiful mature shrubbery, plants and trees of various kinds offering privacy and seclusion, timber framed shed all enclosed with fencing to all sides.

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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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**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**