

**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**Entrance Hall****Living Room**

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

Kitchen

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

First Landing**Bedroom One**

12' x 8' (3.66m x 2.44m)

Bedroom Two

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

Bedroom Three

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

Bathroom**Outside****Front Garden****Rear Garden****Garage****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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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