

**RUSH  
WITT &  
WILSON**



**45 Ridgewood Gardens, Bexhill-On-Sea, East Sussex TN40 1TS  
£469,000**

**A beautifully presented three bedroom detached bungalow, situated in the highly sought after location of Penland Wood, Bexhill, within easy reach of Ravenside Retail Park, Bexhill Beach & Bexhill Town Centre. Offering bright and spacious accommodation throughout the property comprises, large living/dining room, modern fitted kitchen, three double bedrooms, modern fitted shower room and separate wc, gas central heating system and double glazed windows and doors. Externally the property boasts extensive parking to the front, garage and beautifully landscaped rear garden. Viewing comes highly recommended by RWW sole agent, Council Tax Band D.**



**Entrance Porch**

With recently fitted entrance door and hanging space.

**Entrance Hallway**

With entrance door, radiator, storage cupboards with double doors and fitted shelving, access to roof space via loft hatch.

**Living/Dining Room**

21'6" x 17'8" (6.57 x 5.40)

Three radiators, double glazed windows to the front elevation, feature fireplace with coal flame effect fire and limestone surround dining area with wooden flooring, open archway through to kitchen.

**Kitchen**

12'5" x 10'3" (3.81 x 3.14)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, four ring electric hob with extractor canopy above, integrated oven with microwave above, space and plumbing for washing machine, integrated fridge and freezer, double glazed windows to the side elevation with obscured glass panelled door giving access to the side of the property, open arch through to dining room.

**Bedroom One**

12'0" x 11'11" (3.68 x 3.64)

Double glazed windows to the rear elevation, radiator, fitted bedroom furniture including dressing tables and drawers, built in wardrobes with hanging space and shelving.

**Bedroom Two**

11'9" x 9'5" (3.60 x 2.88)

Double glazed windows and door leading onto the rear garden, fitted wardrobe with mirrored sliding doors, double radiator.

**Separate WC**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, radiator, tiled walls, and tiled floor, obscured glass panelled window to the side elevation.

**Shower Room**

Modern suite comprising wc with low level flush, vanity unit

with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, tiled floor, tiled walls, obscured glass panelled window to the side elevation, extractor fan, rolled edge radiator.

**Bedroom Three**

8'3" x 9'4" (2.54 x 2.87)

Double glazed window to the side elevation, radiator.

**Outside****Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles.

**Garage**

With power and light, recently fitted double opening doors, door to the rear elevation, newly installed gas central heating and domestic hot water boiler.

**Rear Garden**

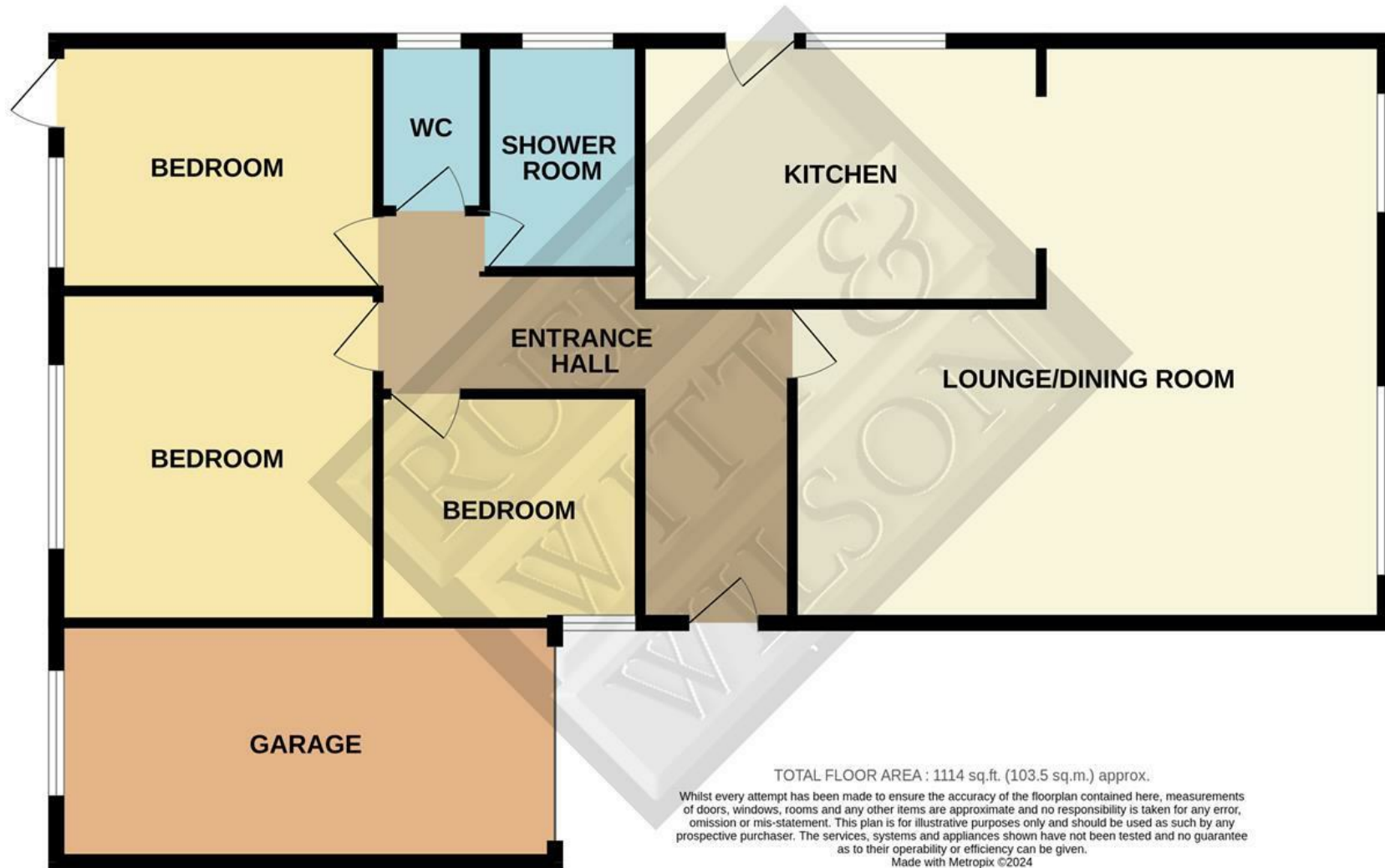
Beautifully landscaped rear garden, mainly laid to lawn, flowerbeds, plants and small trees of various kinds, patio areas for alfresco dining, timber framed shed, enclosed with fencing to all sides with gated side access.

**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.

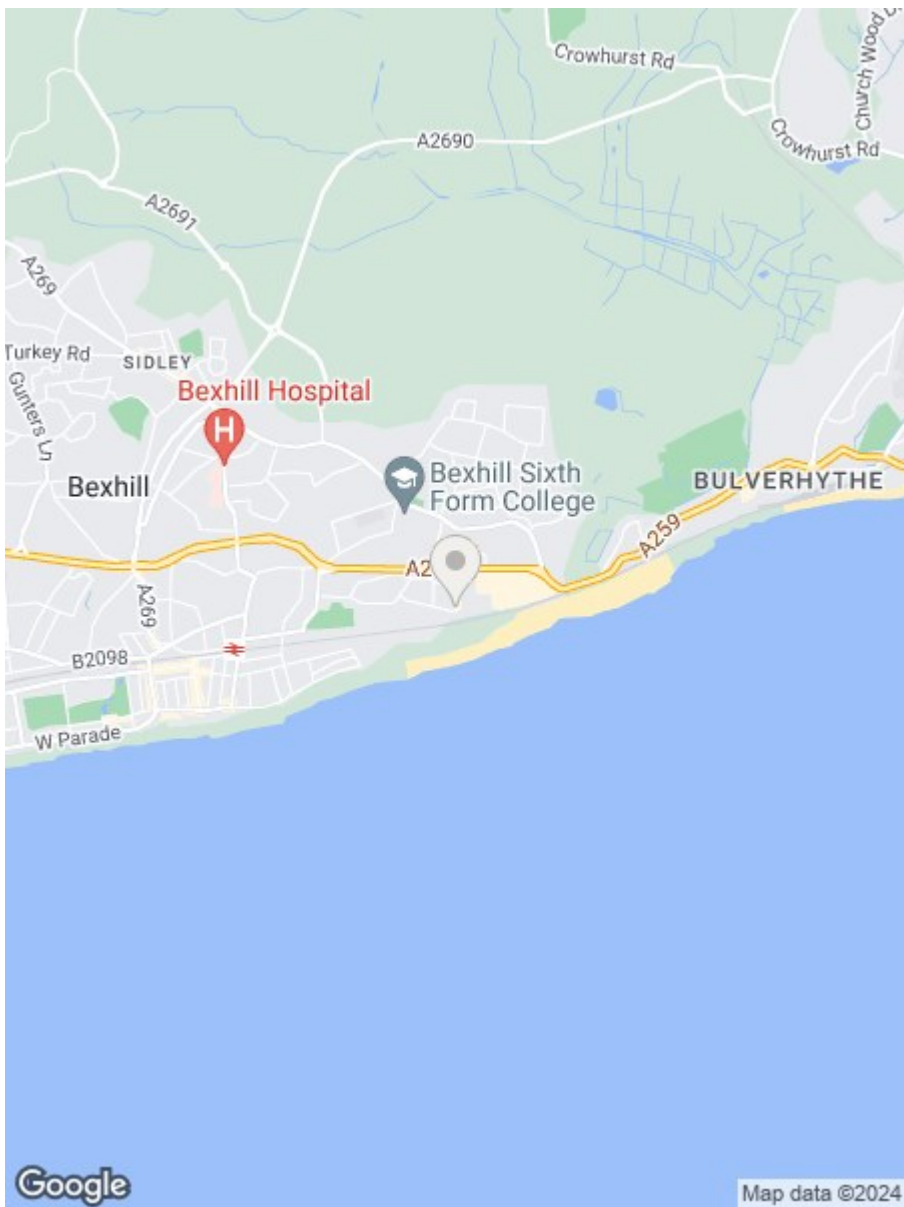


GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">85</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">71</div>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**RUSH  
WITT &  
WILSON**

**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**