

**RUSH  
WITT &  
WILSON**



**26 The Ridings, Bexhill-On-Sea, East Sussex TN39 5HU**  
**£475,000 Freehold**



**A beautifully presented four bedroom detached chalet style house with accommodation on the ground floor comprising a stunning kitchen/breakfast room, living room, dining room, utility room, downstairs shower room and bedroom/ study. On the first floor there are three bedrooms, one with dressing room and a family bathroom. Other benefits include is a gas central heating system and double glazed windows and doors. Outside of the property there are private front and rear gardens, off road parking and a garage. Viewing comes highly recommended by Rush Witt & Wilson.**



**Entrance Porch**

Sliding doors.

**Entrance Hallway**

Ceramic floor tiling.

**Shower Room**

Shower cubicle with chrome controls and chrome showerhead, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, part tiled walls, double radiator, ceramic floor tiling.

**Living Room**

16'11 x 15'10 (5.16m x 4.83m)

Large window to the front elevation, two double radiators.

**Dining Room Area**

12'5 x 7'10 (3.78m x 2.39m)

Window to the rear elevation, single radiator.

**Bedroom Four**

12'3 x 7'6 (3.73m x 2.29m)

Window and door to the rear elevation, double radiator, storage cupboard with obscured window to the front elevation and shelving.

**Kitchen/Breakfast Room**

15'3 x 13'1 (4.65m x 3.99m)

Fitted kitchen comprising a range of base and wall units with granite worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap, space for an American style fridge/freezer, vertical radiator, electric hob with extractor canopy and light, glass splashback, double oven with grill and additional oven and grill with integrated microwave oven. Concealed lighting and door to side.

**Utility Room**

Door to garage and laminated worktops with plumbing for washing machine and space for other white goods.

**First Floor**

**Landing**

Velux window to the side, access to roof space, built-in storage cupboards.

**Bedroom One**

12'7 x 11'6 (3.84m x 3.51m)

Window to the rear elevation, double radiator, eaves storage cupboards.

**Dressing Room**

14'3 x 8'5 (4.34m x 2.57m )

Window to the rear elevation, double radiator, free standing wash hand basin with mixer tap, wardrobe cupboards and shelving and this interconnects with the main bedroom.

**Bedroom Two**

11'10 x 10'11 (3.61m x 3.33m)

Window to the front elevation, double wardrobe cupboards, double radiator.

**Bedroom Three**

13'5 x 9'7 (4.09m x 2.92m)

Window to the front elevation, double radiator.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, wc with low level flush, wall mounted wash hand basin, tiled walls, heated chrome towel rail.

**Outside**

**Front Garden**

Mainly laid to lawn with some shrubbery and trees, off road parking.

**Rear Garden**

Mainly laid to lawn with patio area for alfresco dining and pergola, a whole host of different shrub, plant and flower beds can be found adorning the garden, timber framed shed and decked area all enclosed with fencing to all sides offering privacy and seclusion, outside water tap.

**Garage**

Up and over door, power and light, a portion has been used to create the utility room.

**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.

Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



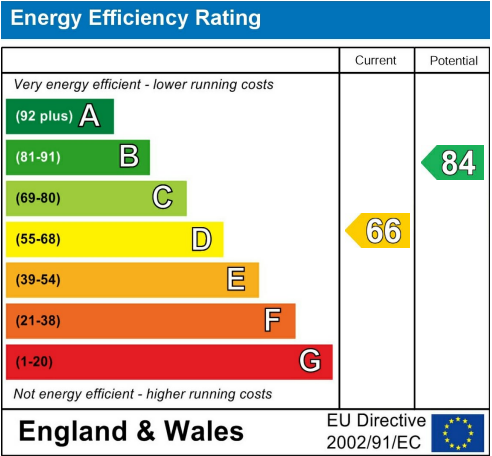
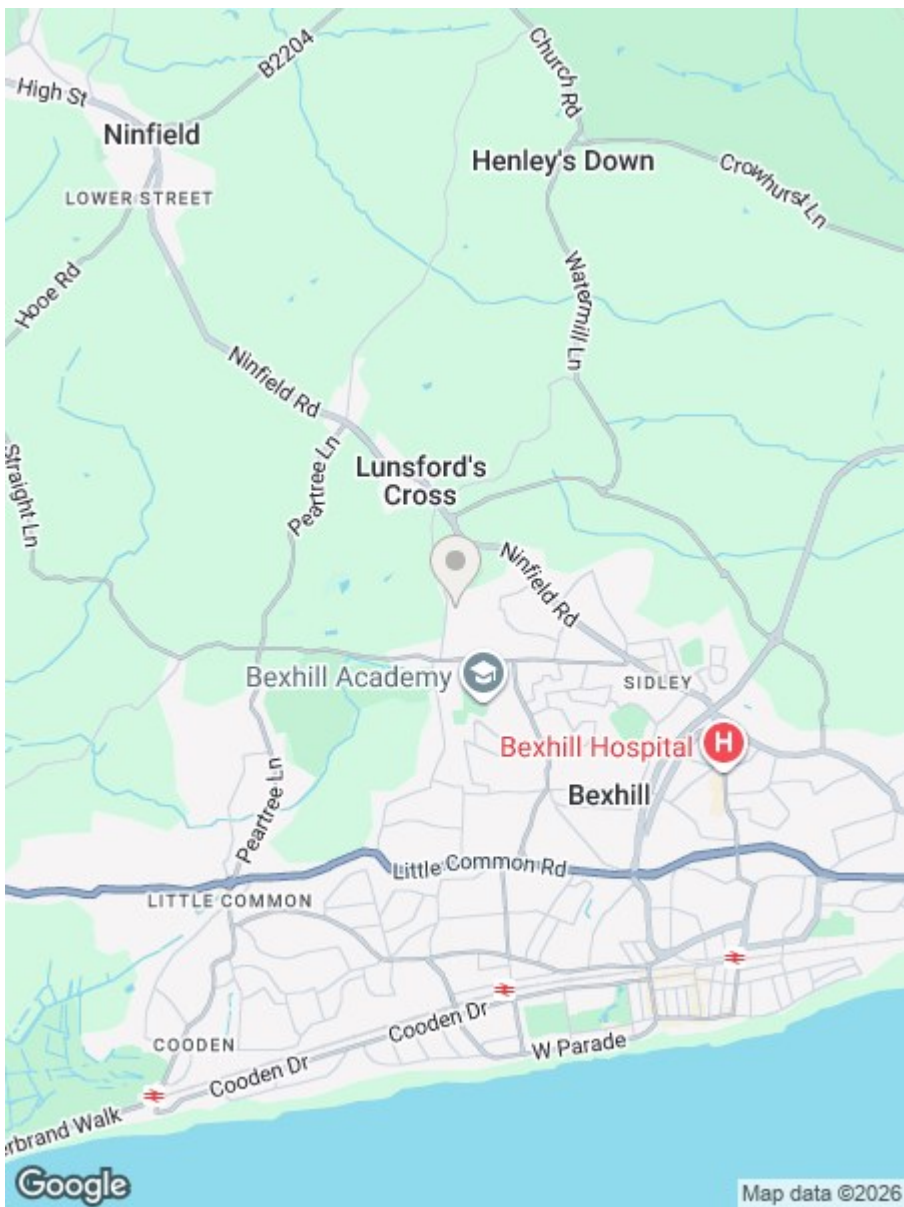
1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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 ©2025



**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**