

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.

relied upon for any other purpose.

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.

Council Tax Band – E

Bedroom Two

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

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

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

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

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.

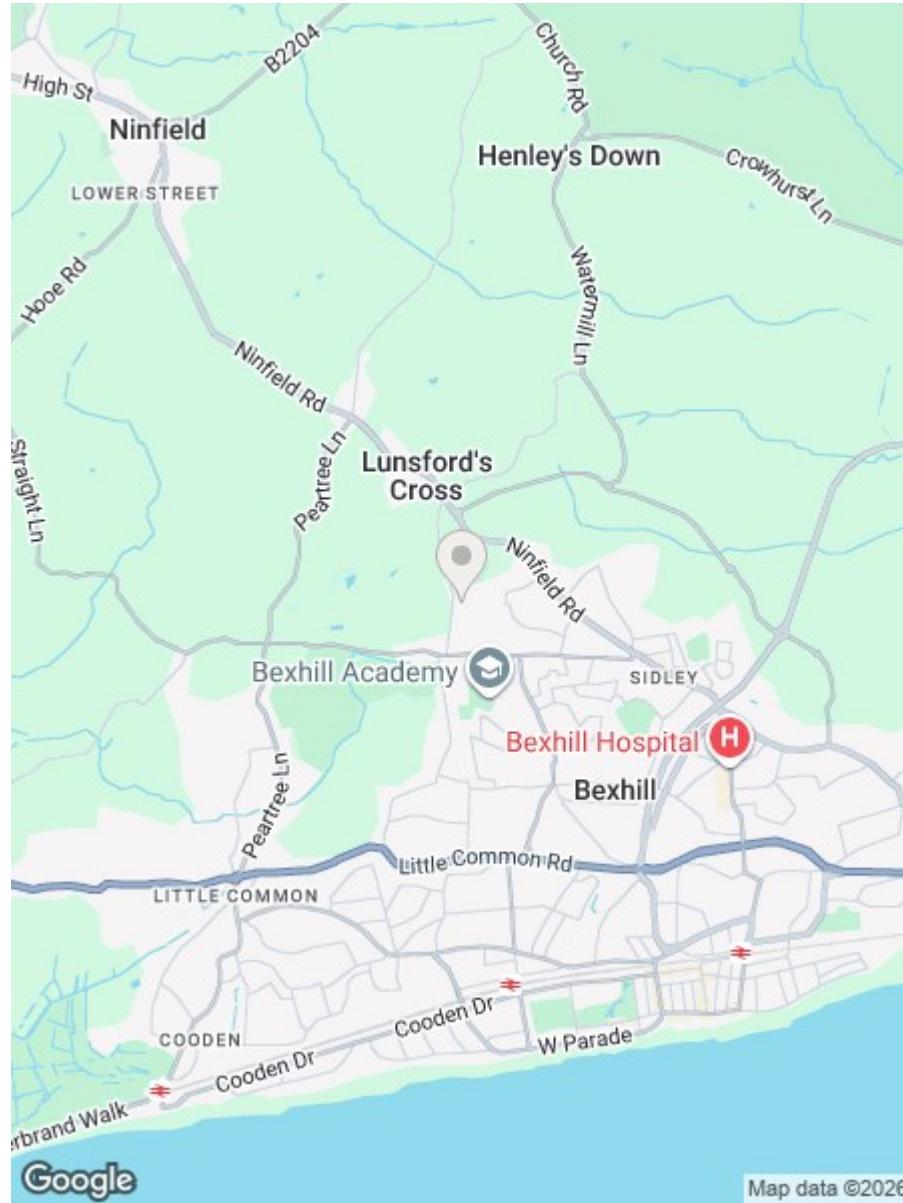


1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC