

RUSH
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39 Ridgewood Gardens, Bexhill-On-Sea, East Sussex TN40 1TS
£445,000

An opportunity to acquire this exceptionally well presented three bedroom detached bungalow ideally located in the highly sought after area of 'Penland Wood'. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge, large dining hall, three bedrooms with the master bedroom further benefiting from en-suite shower room, recently fitted kitchen and family bathroom. Other internal benefits include gas central heating to radiators and recently fitted double glazed windows throughout. Externally the property offers a beautifully maintained rear garden, low maintenance front garden, driveway providing off road parking and a single garage. Conveniently situated with in easy walking distance of Ravenside retail park and local bus stops and still only a short walk to Bexhill Seafront and Bexhill town centre with mainline rail station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning detached property in this highly desired location.



Entrance Porch

6'9" x 5'10" (2.06 x 1.79)

Obscured glass panelled front door with obscured glass panelled side light windows leading to entrance porch. With radiator, large open archway leading through to dining hall.

Large Dining Hall

14'5" x 11'3" (4.40 x 3.44)

Two radiators, access to loft space with pull down ladder, large airing cupboard housing the hot water cylinder and slatted shelving.

Lounge

14'10" x 11'11" (4.54 x 3.65)

Double glazed bay window to the front elevation, double glazed window to the side elevation, two radiators.

Kitchen

10'11" x 8'6" (3.33 x 2.60)

Double glazed window and double glazed door to the side elevation giving access to the side of the property, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, space for freestanding fridge/freezer, integrated eye level double oven and grill, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, breakfast bar, worktop mounted gas hob with glass splashback, two built in storage cupboards (one larder style cupboard with fitted shelving and one tool cupboard with fitting shelving and storage space).

Bedroom One

12'4" x 9'10" (3.78 x 3)

Double glazed window to the rear elevation overlooking the rear garden, radiator, sliding door with access onto en-suite shower room.

En-Suite

Obscured double glazed window to the rear elevation, low level wc, wall mounted wash hand basin, walk in shower cubicle with wall mounted electric power shower and shower attachment, fully tiled walls, bathroom light with shaver point.

Bedroom Two

10'11" x 8'11" (3.33 x 2.72)

Double glazed window to the rear elevation overlooking the rear garden, radiator.

Bedroom Three

8'11" x 6'11" (2.73 x 2.12)

Double glazed window to the rear elevation overlooking the rear garden, radiator.

Bathroom

Obscured double glazed windows to the side elevation, radiator, white bathroom suite comprising panelled enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, fully tiled walls.

Outside**Rear Gardens**

Beautifully maintained rear garden with sun patio, the rest of the garden is mainly laid to lawn with mature plant and shrub boarders and flowerbeds, large timber garden shed, boarded by panelled enclosed fences, gated access down both sides of the property leading to the front.

Front Garden

Low maintenance garden that is patio laid with some decorative shrubs and decorative plum slate, driveway providing off road parking leading to the single garage.

Garage

17'7" x 8'6" (5.37 x 2.60)

Single garage with light and power, wall mounted gas central heating boiler, modern electric consumer unit.

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.

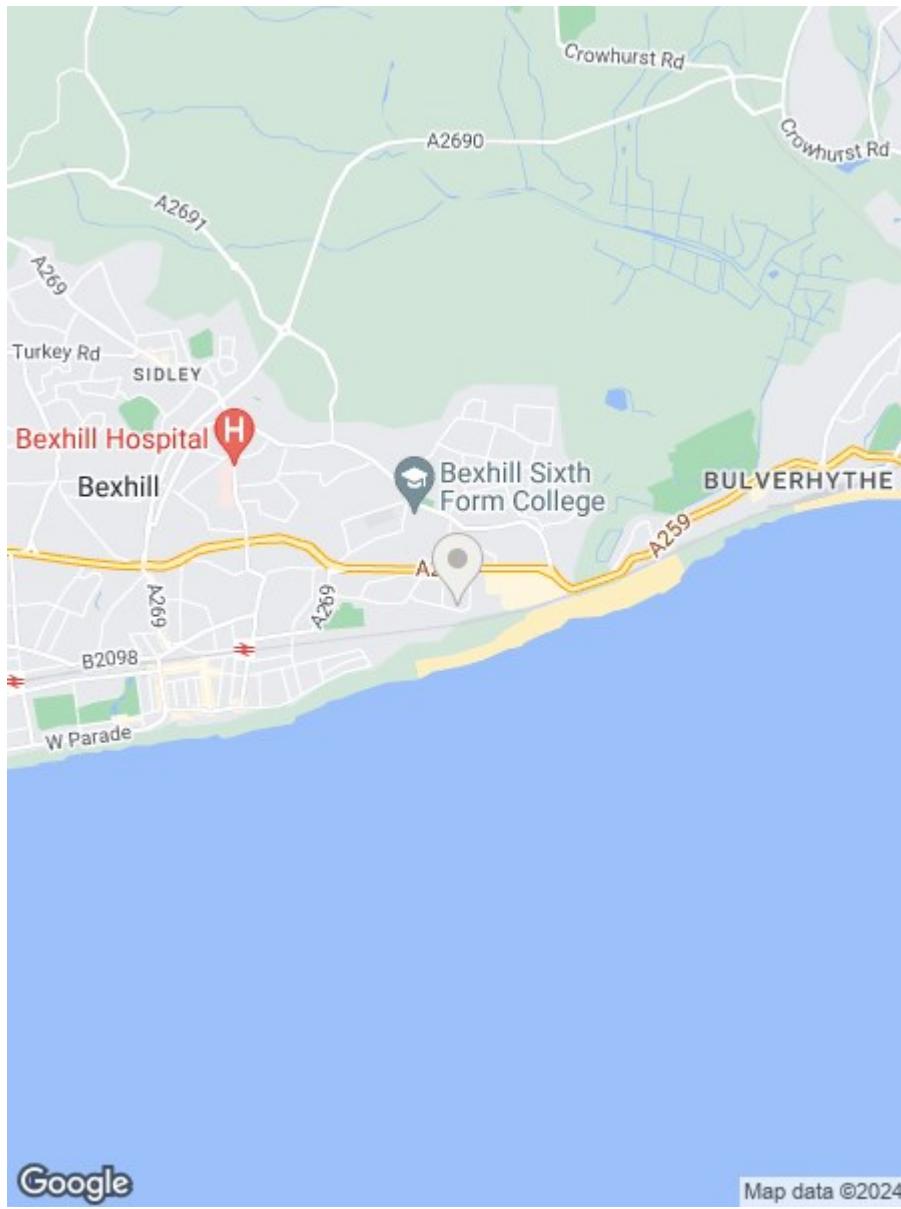




TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		84
(69-80) C	68	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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