

**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

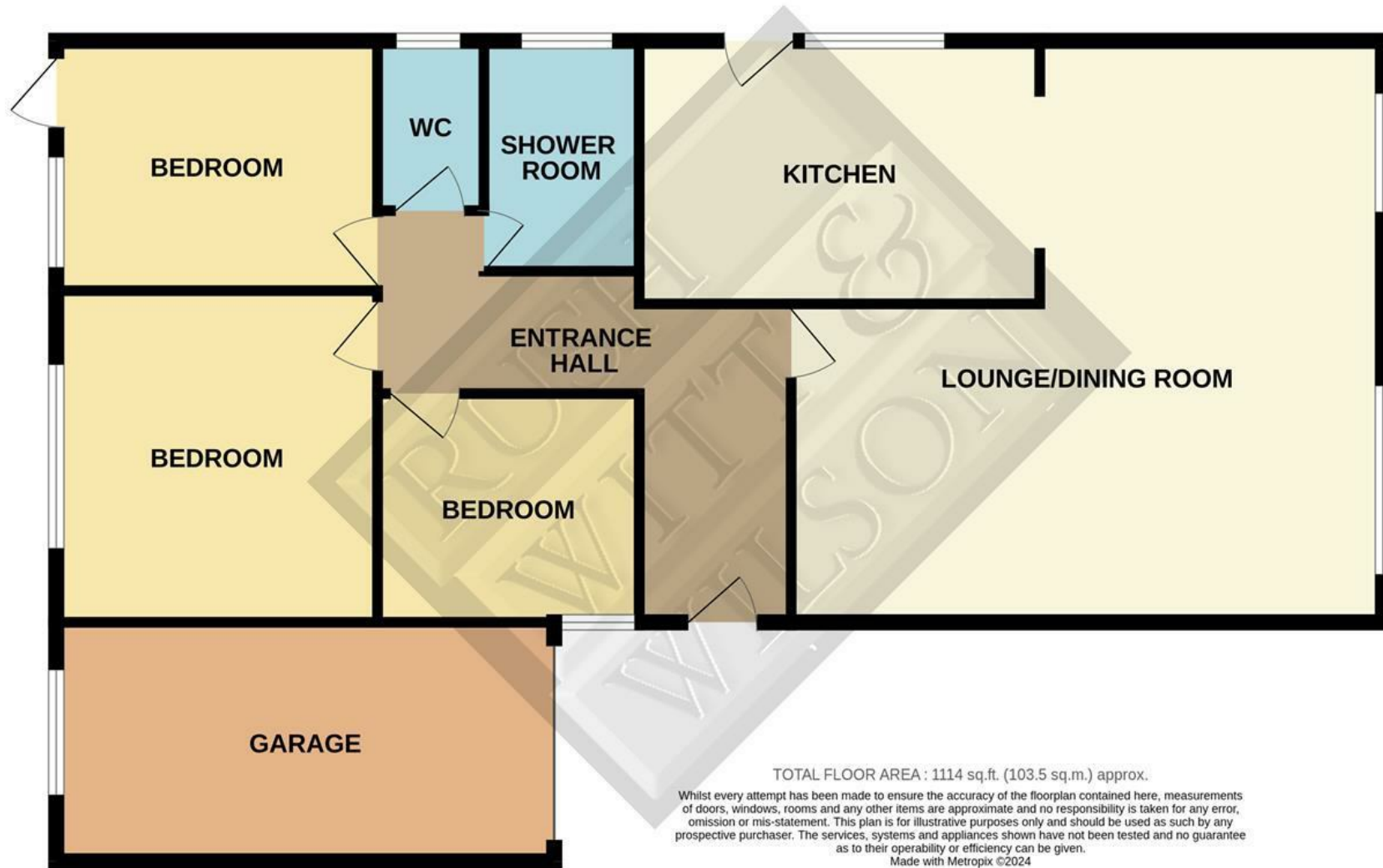
Beautifully landscaped rear garden, mainly laid to lawn, flowerbeds, plants and small trees of various kinds, patio areas for alfresco dining, timber framed shed, enclosed with fencing to all sides with gated side access.

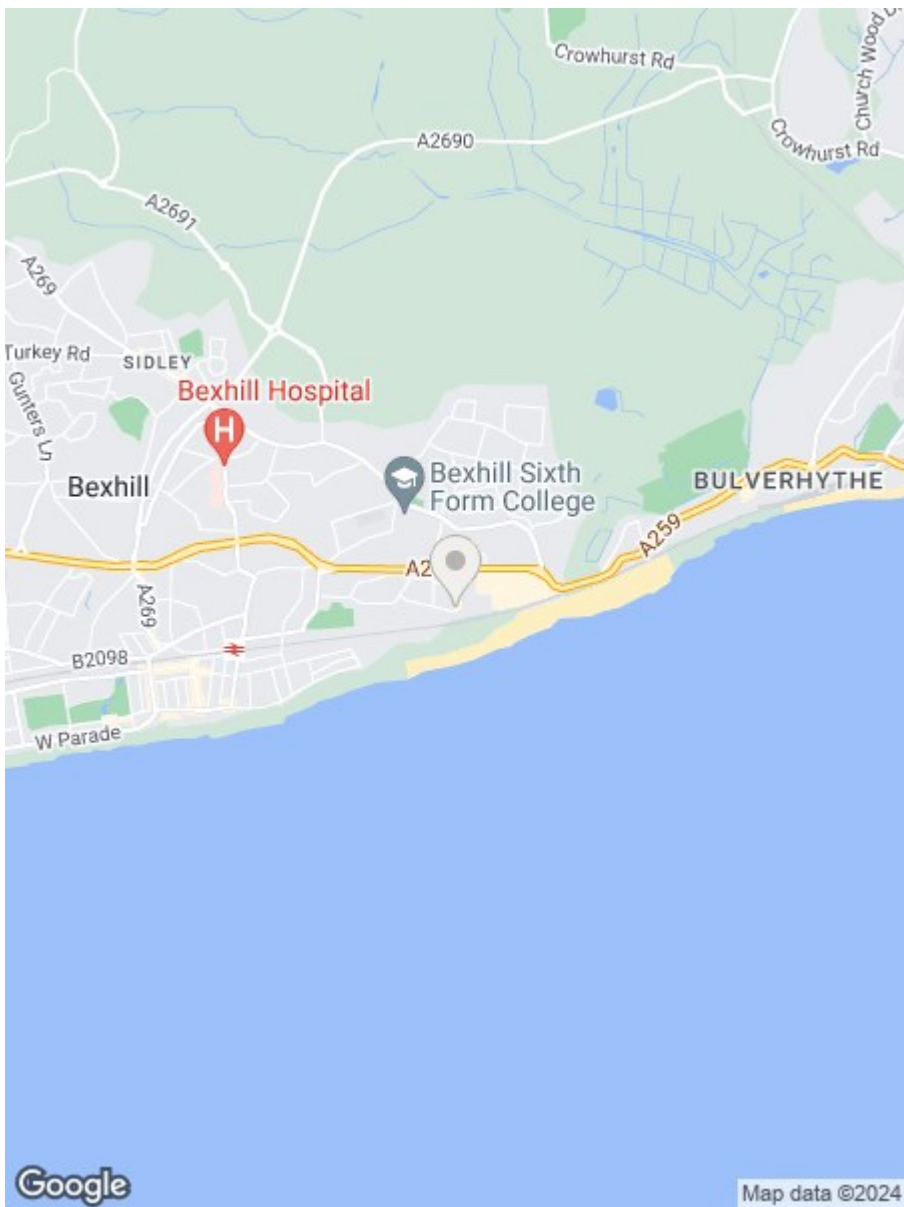
Agents Note

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 2px solid green; padding: 5px; display: inline-block;">71</div> <div style="border: 2px solid green; padding: 5px; display: inline-block; margin-left: 20px;">85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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