

**RUSH  
WITT &  
WILSON**



**23 The Ridings, Bexhill-On-Sea, Sussex TN39 5HU  
£378,000**

**Rush, Witt and Wilson are delighted to welcome to the market this detached chalet bungalow ideally located in this quiet and sought after cul-de-sac location. Offering bright and spacious accommodation throughout the property comprising open plan living space with lounge and modern fitted kitchen/diner, three double bedrooms, family bathroom and ground floor wc. Other internal benefits to the property include double glazed windows throughout. Externally the property boasts private front and rear gardens, driveway providing off road parking for multiple vehicles leading to integral single garage. Conveniently situated in the popular Highwoods location viewing comes highly recommended by the vendors chosen sole agent Rush, Witt and Wilson Bexhill to appreciate this spacious property in this quiet and peaceful location.**



### **Hallway**

Obscured glass panelled front door with obscured double glazed side light window leading to entrance hall. Hallway comprises a boiler cupboard that houses a warm air vented heating system boiler and ceiling mounted spotlights.

### **Ground Floor Wc**

Rear aspect obscured double glazed window, low level wc, wall mounted wash hand basin with hot and cold taps.

### **Open Plan Living Space**

#### **Lounge**

16'7" x 15'10" (5.08 x 4.83)

Front aspect double glazed window with far reaching treetop views toward the sea, stairs leading to first floor.

#### **Kitchen/Diner**

16'0" x 12'0" (4.89 x 3.66)

Rear aspect double glazed window over looking the rear garden, side aspect double glazed door with fitted blinds giving access to rear garden and decking. Modern fitted kitchen comprising a range of matching wall and base level units with roll top laminate worktop surfaces, space for under counter fridge/freezer, integrated electric double oven and grill, work top mounted electric induction hob with fitted extractor hood and glass splash back, plumbing space for dish washer, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for washing machine and ceiling mounted spotlights.

#### **Half Landing**

Side aspect double glazed velux window.

#### **First Floor Landing**

Front aspect double glazed windows with far reaching treetop views toward the sea, airing cupboard housing hot water cylinder, water tank and slatted shelving, storage cupboard and access to loft space.

#### **Bedroom One**

12'5" x 11'6" (3.81 x 3.52)

Rear aspect double glazed window, large built in wardrobe with hanging space and shelving, storage cupboard with access panel inside to eaves and additional eaves storage cupboard.

#### **Bedroom Two**

11'6" x 10'11" (3.52 x 3.35)

Front aspect double glazed windows with stunning treetop views toward the sea, built in wardrobe with hanging space and shelving, cupboard with access to eaves storage.

#### **Bedroom Three**

13'1" x 7'3" (3.99 x 2.21)

Double aspect double glazed window to the front and rear elevations with stunning treetop views toward the sea, fitted desk unit, fitted wardrobe with hanging space and shelving.

#### **Bathroom**

Rear aspect obscured double glazed window, pedestal mounted wash hand basin with hot and cold taps, low level wc, panelled enclosed bath with hot and cold taps, wall mounted electric power shower and shower attachment, part tiled walls, ceiling mounted spotlights and bathroom mirror with light.

#### **Outside**

##### **Front Garden**

Mainly laid to lawn, driveway offering off road parking for multiple vehicles leading to integral single garage.

##### **Rear Garden**

Timber decked area, the rest of the garden is mainly laid to lawn with mature plants, shrub and hedge borders, vegetable patch, boarded by panelled enclosed fencing, timber garden shed, rear access in to garage, outside lighting, gated side access down one side of the property to the front drive.

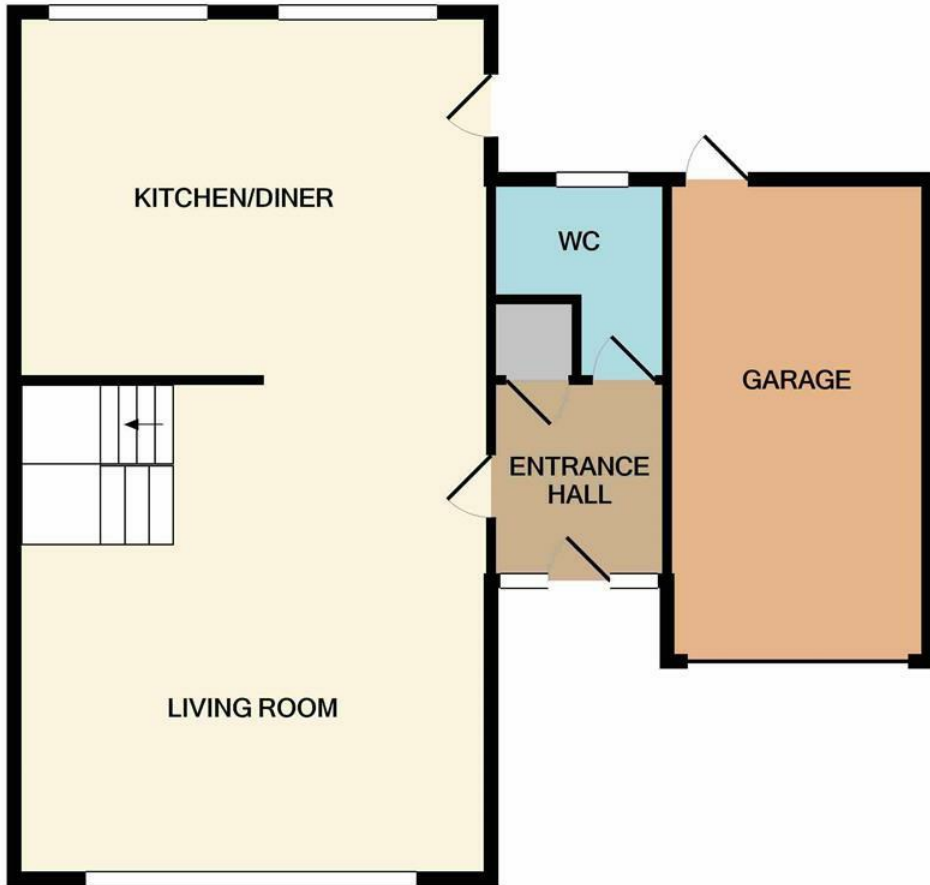
##### **Garage**

Up and over door, glass panelled door giving rear access in to the garden, light, power, electric meter, modern electric consumer unit and fitted shelving.

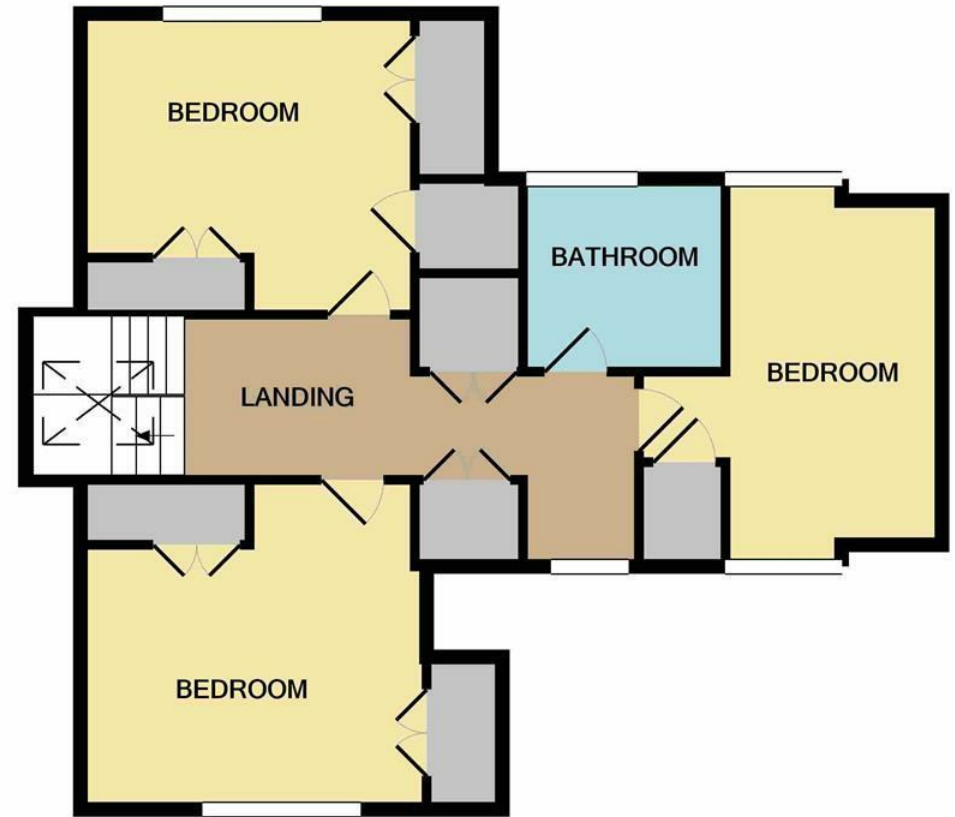
##### **Agency Note**

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.





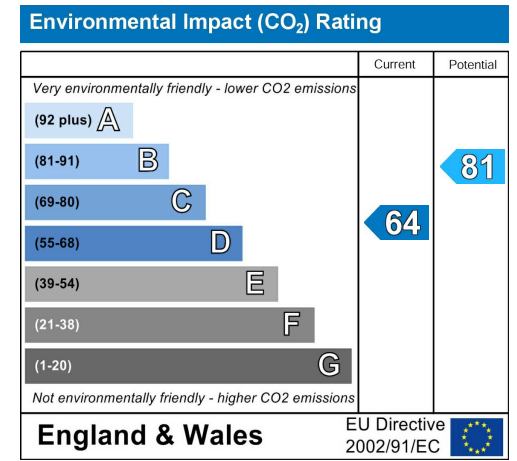
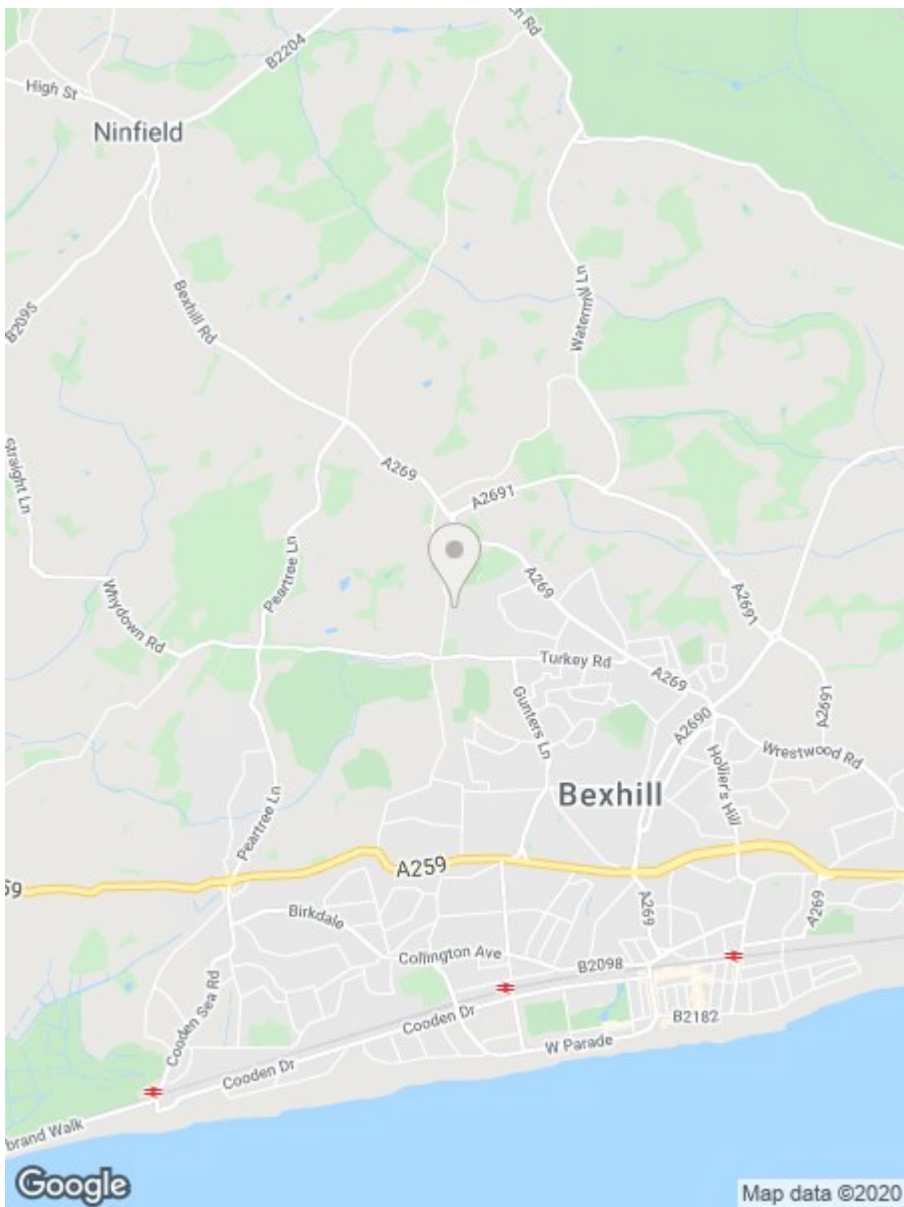
GROUND FLOOR  
APPROX. FLOOR  
AREA 679 SQ.FT.  
(63.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 559 SQ.FT.  
(51.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.0 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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