

RUSH
WITT &
WILSON



8 Ringwood Road, Bexhill-On-Sea, East Sussex TN39 5AQ
£275,000

A beautifully presented two bedroom, end of terrace house, situated in this sought after residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises living room, open plan kitchen/dining room, separate utility room, downstairs cloakroom. To the first floor the property offers two double bedrooms and modern family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a well maintained and private rear garden. Viewing comes highly recommended by RWW. Council Tax Band B.



Entrance Hallway

Stairs leading to the first floor, radiator, obscured glass panelled entrance door.

Living Room

12'1" x 11'10" (3.70 x 3.63)

Double glazed windows to the front elevation, double radiator, feature fireplace with log burning stove and wood mantle, under stairs storage cupboard.

Kitchen/Dining Room

15'1" x 11'8" (4.60 x 3.56)

Modern fitted kitchen with matching wall and base level units with slate straight edge worktop surfaces, butler sink with mixer tap, integrated dishwasher, integrated oven, four ring gas hob, integrated fridge and freezer, tiled splashback, exposed wooden floorboards, recessed ceiling spotlights, two sets of double glazed windows to the side elevations.

Utility Room

8'10" x 7'2" (2.70 x 2.20)

Matching wall and base level units with laminate straight edge worktop surfaces, butler sink with drainer and mixer tap, space and plumbing for washing machine, tiled splashbacks, tiled flooring, window and door to the rear elevation giving access onto the rear garden.

Downstairs Cloakroom

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, tiled flooring, Velux window to the rear.

First Floor Landing

Window to the side elevation.

Bedroom One

15'0" x 11'11" (4.59 x 3.65)

Double glazed windows to the front elevation, double radiator.

Bedroom Two

21'7" x 8'6" (6.59 x 2.61)

Window to the rear elevation, two double radiators, access to loft space via loft hatch.

Bathroom

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled

bath with chrome controls, chrome hand/shower attachment and showerhead, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and additional rain effect showerhead, part tiled walls, tiled flooring, chrome heated roll top radiator, obscured window to the rear elevation.

Outside**Rear Garden**

Mainly laid to lawn, with raised flowerbed boarders, enclosed with fencing to all sides, patio suitable for alfresco dining, gated side access leading to the front of the property.

Front Garden**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.





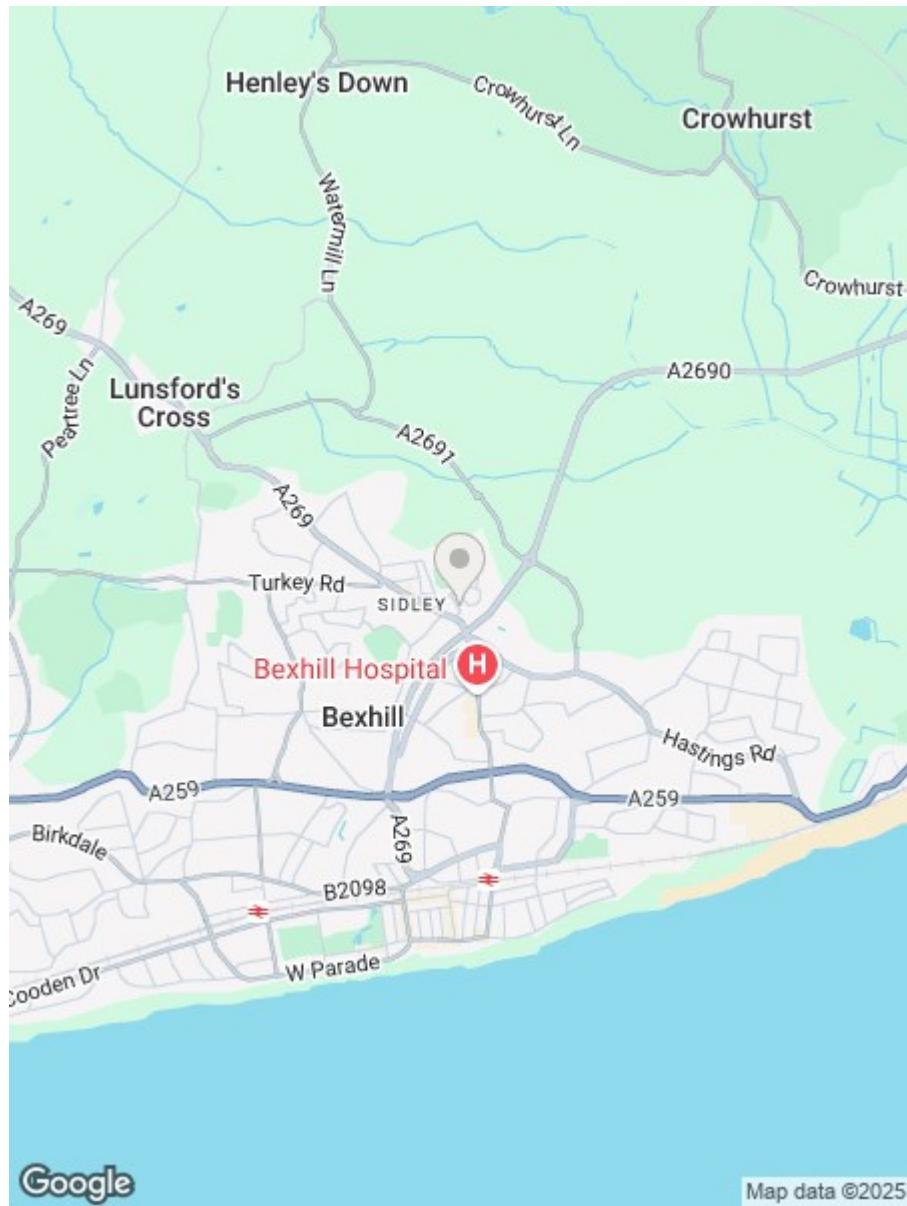
GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 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		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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