

**RUSH
WITT &
WILSON**



42 The Ridings, Bexhill-On-Sea, East Sussex TN39 5HU
£475,000 Freehold

About this property

An outstanding four/five-bedroom detached family home, beautifully situated with breathtaking views of the adjacent woodland to the rear. This property offers exceptional and flexible living spaces, allowing for either a five-bedroom setup or three bedrooms with five reception areas—it's entirely up to you! The home boasts a private front garden and stunning secluded south-facing rear gardens. Additional features include an outside detached studio or workshop, and meticulously maintained interiors courtesy of the current owners. Highlights include a beautiful kitchen/breakfast room with granite countertops, utility room, a convenient downstairs cloakroom, a captivating UPVC conservatory overlooking woodland. Other amenities include double-glazed windows and doors, a gas central heating system, an en-suite bathroom for the master bedroom, a family bathroom, and extensive off-road parking. No expense has been spared in making this home beautiful and unique! Located on a quiet, secluded no-through road, this property is a must-see, and viewing is highly recommended through RWW sole agents.







GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



WORKSHOP
258 sq.ft. (24.0 sq.m.) approx.



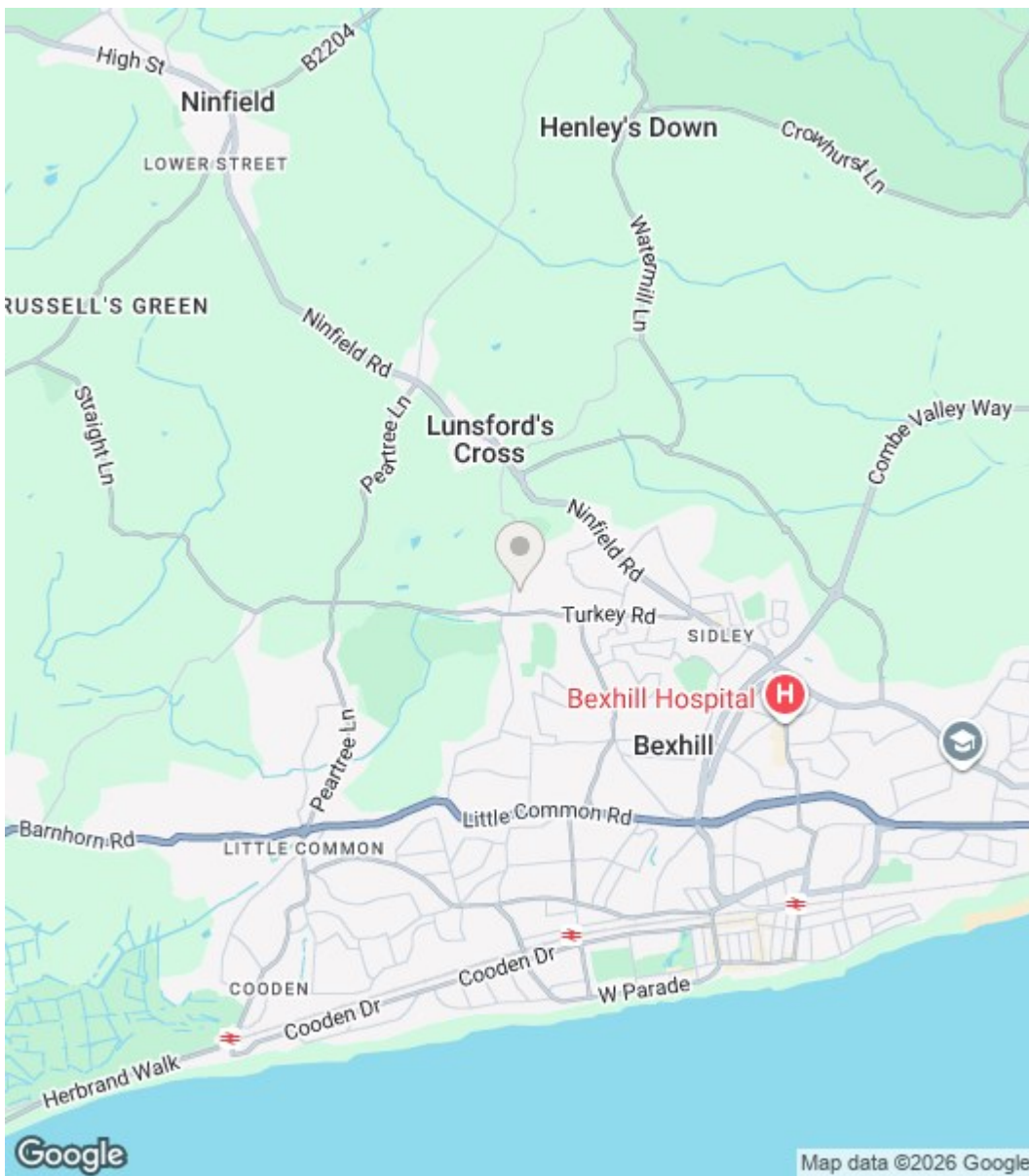
1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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		
(69-80) C		
(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	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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