

**RUSH
WITT &
WILSON**



**28 Riders Bolt, Bexhill-On-Sea, East Sussex TN39 4JZ
£399,950**

An opportunity to acquire this three double bedroom detached house, ideally located in this quiet and sought after location of west Bexhill. Offering huge potential with bright and spacious accommodation throughout, the property comprises bay fronted lounge, separate dining room, kitchen/breakfast room, conservatory, three double bedrooms, family shower room and ground floor wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers an established and mature private rear garden, front garden and driveway providing off road parking for multiple vehicles leading to an integral internal garage. Conveniently situated in this quiet and secluded location of west Bexhill and offered with NO ONWARD CHAIN, viewing comes highly recommended by the vendors chosen sole agent RWW Bexhill to appreciate this spacious property with large potential.



Entrance Porch

7'1" x 2'6" (2.18 x 0.78)

Double glazed, double doors, giving access to entrance porch. With double glazed windows to the front and side elevations, tiled floor, obscured glass panelled internal front door to hallway.

Hallway

Radiator, stairs leading to first floor.

Lounge

14'0" x 16'0" (4.29 x 4.88)

Front aspect double glazed leaded light bay window, three radiators, fitted gas fireplace with stone surround, wall mounted up-lighters, set of glass panelled double doors leading through to dining room.

Dining Room

11'7" x 9'8" (3.55 x 2.95)

Double glazed windows to rear elevation, double glazed door giving access to rear garden, radiator, door leading through to kitchen.

Kitchen/Breakfast Room

14'6" x 9'4" (4.43 x 2.86)

Double glazed windows to rear elevation overlooking the rear garden, glass panelled door leading through to sun room/conservatory, glass panelled internal door leading back through to hallway, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll top surfaces, worktop mounted gas hob with fitted extractor hood above, integrated eye level electric oven and grill, composite single sink with drainer and mixer tap, plumbing space for washing machine, under counter space for fridge/freezer, built in larder with internal window and fitted shelving, additional fitted storage cupboard with shelving and additional storage cupboard above, under stairs storage cupboard, part tiled walls.

Conservatory/ Sunroom

7'8" x 8'11" (2.35 x 2.73)

Double aspect double glazed windows to the rear and side elevations overlooking the rear garden, double glazed door giving access to rear garden, door giving access into garage.

Garage

18'11" x 8'10" (5.78 x 2.70)

Single garage with electric up and over door, light, power, electric meter, electric consumer unit, internal window to rear elevation looking through into conservatory, fitted wall unit.

Ground Floor WC

Low level wc, wall mounted wash hand basin with hot and cold taps, fully tiled walls, tiled floor, recessed bathroom mirror, extractor fan.

First Floor Hallway

Double glazed window to side elevation, airing cupboard housing the gas central heating combination boiler with slatted shelving, access to loft space.

Bedroom One

12'4" x 12'0" to fitted wardrobes (3.77 x 3.68 to fitted wardrobes)

Double glazed leaded light window to front elevation with sea views, radiator, large range of fitted bedroom furniture comprising wardrobes with hanging space and shelving, drawer units and additional overhead storage cupboards.

Bedroom Two

14'4" x 12'4" (4.37 x 3.77)

Double glazed leaded light windows to front elevation with sea views, radiator, fitted wardrobe with hanging space and shelving, door with access to eaves storage.

Bedroom Three

13'1" x 9'10" (4 x 3)

Double glazed windows to rear elevation, radiator, access to loft space with pull down ladder.

Shower Room

Obscured double glazed windows to rear elevation, modern fitted suite comprising low level wc with concealed cistern, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, large walk in shower cubicle with skidding doors, wall mounted electric power shower, shower attachment, fold down seat and hand rails, fully tiled walls.

Externally**Rear Garden**

Beautifully maintained rear garden that is mainly laid to

lawn, paved patio area, extensive mature plant and shrub borders, additional raised patio area in the corner, wide side gated access leading to the front drive and to the other side ample storage space.

Front Garden

Well maintained front garden which is mainly laid to lawn again with extensive mature plant, shrub and hedge borders, tarmac driveway offering off road parking for multiple vehicles, leading to integral single garage.

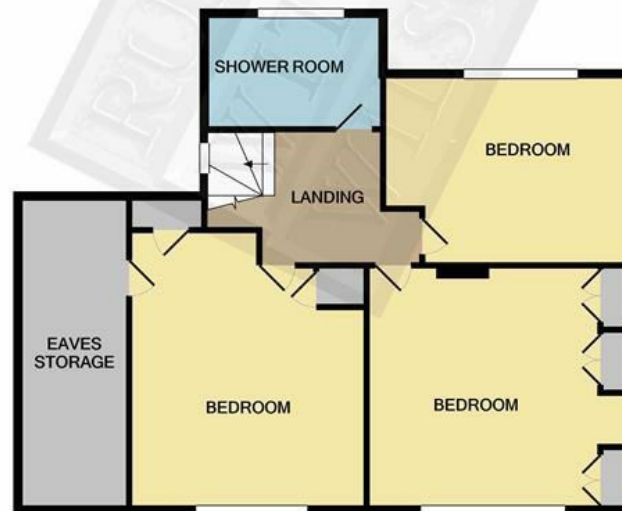
Agents Note

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.





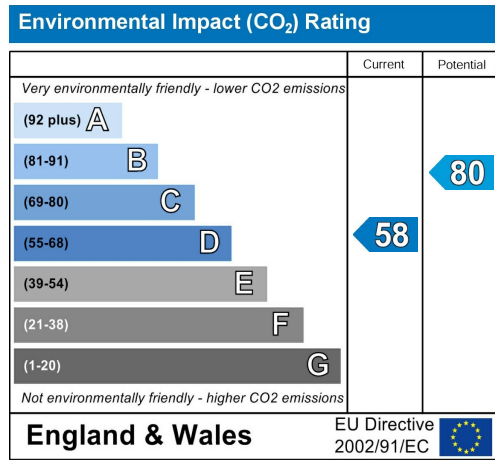
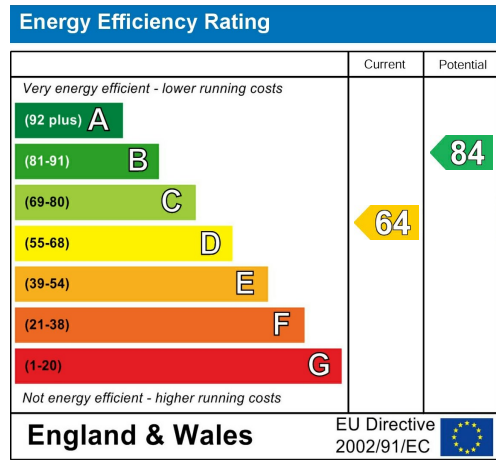
GROUND FLOOR
APPROX. FLOOR
AREA 830 SQ.FT.
(77.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1523 SQ.FT. (141.5 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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