

**RUSH  
WITT &  
WILSON**



**36 Ridgewood Gardens, Bexhill-On-Sea, East Sussex TN40 1TS  
£489,500**

**A beautifully presented three bedroom detached bungalow with lounge/dining room, modern fitted kitchen, bathroom and separate w.c. Externally there is a private front garden and southerly facing rear garden, off road parking and a garage. There is no onward chain, gas central heating system and double glazed windows and doors. Viewing comes highly recommended by Rush, Witt & Wilson, Sole Agents.**



## **Entrance Porch**

### **Entrance Hallway**

With wood laminate flooring, entrance door, single radiator, built-in storage cupboard. Access to the roof space.

### **Lounge/Dining Room**

21'7" x 17'5" (6.58m x 5.31m )

L shaped room with a window overlooking the rear southerly elevation onto the garden, double radiator, laminate wood flooring, single radiator and patio doors lead out onto the rear garden and lighting.

### **Kitchen**

12'5" x 10'1" (3.81m x 3.09m )

Modern fitted kitchen comprising a range of base and wall units, laminate straight edge glass red effect worktops, ceramic hob with extractor canopy and light, enamel sink unit with single drainer, plumbing for washing machine, single radiator, breakfast bar, serving hatch through to the dining area, door and window to side.

### **Bedroom One**

12'0" x 9'1" (3.66m x 2.78m )

Laminate wood flooring, single radiator, window to the front elevation.

### **Bedroom Two**

11'11" x 11'8" (3.65m x 3.58m )

Window to front elevation, single radiator, laminate wood flooring.

### **Bedroom Three**

9'6" x 8'3" (2.92m x 2.54m )

Window to the side elevation, single radiator, laminate wood flooring.

### **Bathroom**

Suite comprising panelled bath with hand shower attachment, built-in airing cupboards, pedestal wash hand basin, single radiator, obscure glass window to the side elevation with tiled walls.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscure glass window to the side with tiled splashback.

### **Outside**

### **Front Garden**

Mainly laid to lawn with well stocked flower and shrub beds that are well stocked, off road parking is available for several vehicles giving access to the garage.

### **Rear Garden**

Southerly facing and mainly laid to lawn with patio area for alfresco dining and is all enclosed with fencing to all sides offering privacy and seclusion and mature shrubbery.

### **Garage**

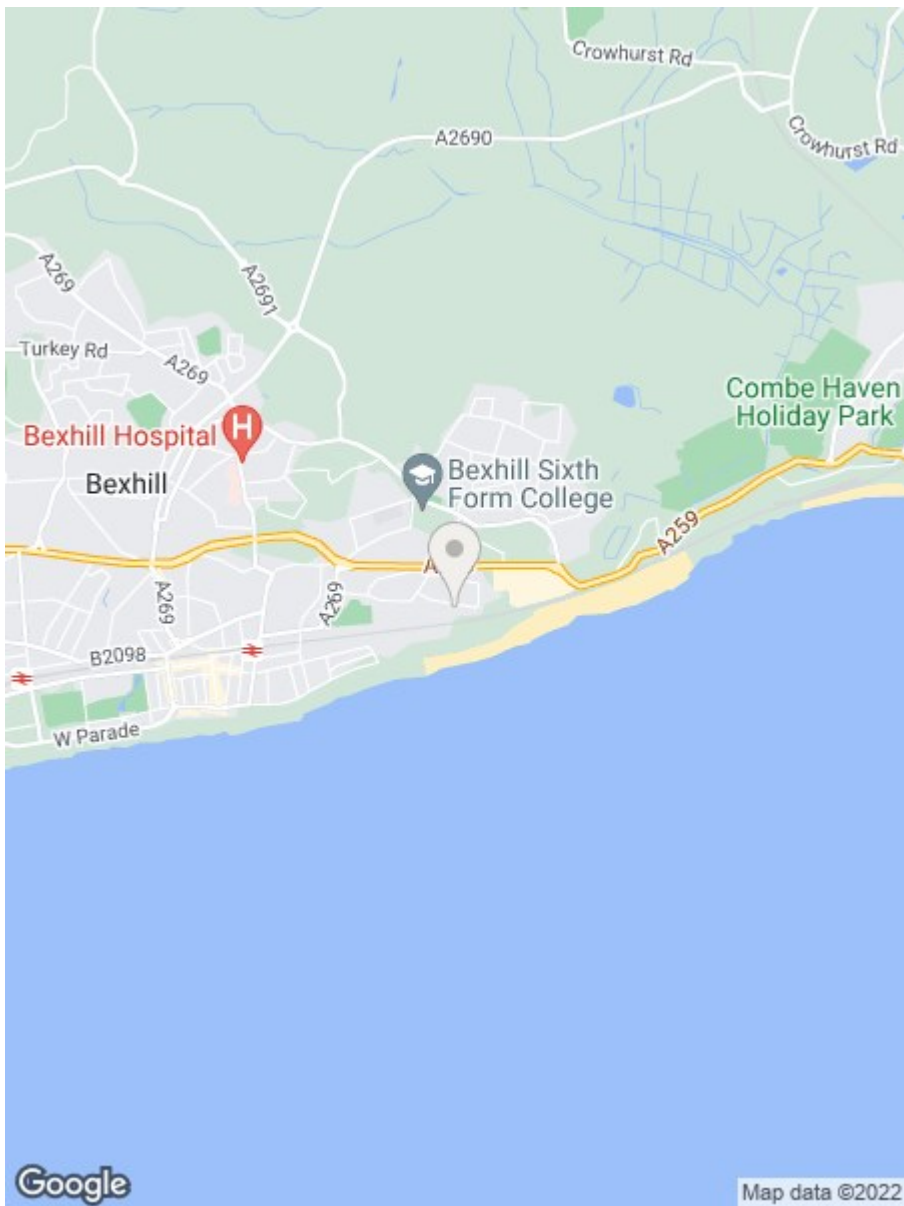
Up and over door, power and light.

### **Agent 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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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