

**RUSH  
WITT &  
WILSON**



**90 Ridgewood Gardens, Bexhill-On-Sea, East Sussex TN40 1TS  
£350,000**

**A well presented spacious three bedroom semi-detached family house with extensive gardens, gas central heating system, double glazed windows and doors, sun room/ entrance, modern kitchen and bathroom, garage, off road parking, private front, side and two rear gardens on double plot, vacant possession. Viewing comes highly recommended by RWW sole agents.**



**Entrance Porch/ Sun Room**

Window to side and front elevation with door, single radiator, built in cupboard.

**Entrance Hall**

With entrance door, double radiator, under stairs storage cupboard, additional cloaks cupboard.

**Living Room**

18'7 x 10'9 (5.66m x 3.28m)

Window to the rear elevation, double radiator, electric real flame fire with ornate surround.

**Kitchen**

13'8 x 7'4 (4.17m x 2.24m)

Window overlook the rear garden with door, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, one and half bowl sink unit with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, additional space available for fridge, fitted double oven with grill, gas hob, plumbing for dishwasher, double radiator.

**First Landing**

Window to the front elevation, access to roof space, built in airing cupboard.

**Bedroom One**

12'10 x 8'5 (3.91m x 2.57m)

Window overlooks the front elevation, single radiator, built in wardrobe cupboard.

**Bedroom Two**

10'9 x 11'6 (3.28m x 3.51m)

Window to the rear elevation, single radiator, built in wardrobe cupboards, additional overhead storage cupboards.

**Bedroom Three**

10'7 x 6'9 (3.23m x 2.06m)

Window to the rear elevation, single radiator.

**Bathroom**

Modern suite comprising walk in double width shower with chrome controls, hand shower attachment and fixing, obscured glass window to the front elevation, chrome heated towel rail, wall mounted wash hand basin with vanity unit, wc with low level flush, partly tiled walls, wood effect tiled flooring.

**Outside****Front Garden**

Beautifully arranged, mainly laid to lawn with a whole host of different, well stocked flower and plant beds.

**Side Garden**

Mainly laid to lawn with flower and shrub beds, some trees and hedging.

**Rear Garden**

Double rear garden that has been divided into two access via gate.

The first rear garden is mainly laid to lawn, patio area for alfresco dining, outside water tap, decked area to the rear for relaxation and entertainment with some trellising, beautifully stocked with a whole host of different shrub, flower and plants offering privacy and seclusion, gate to front.

The second rear garden is mainly laid to lawn, all enclosed with hedging to all sides, fruit trees, secondary patio area.

**Garage**

Single garage with electrically operated up and over door.

**Off Road Parking**

Driveway for off road parking.

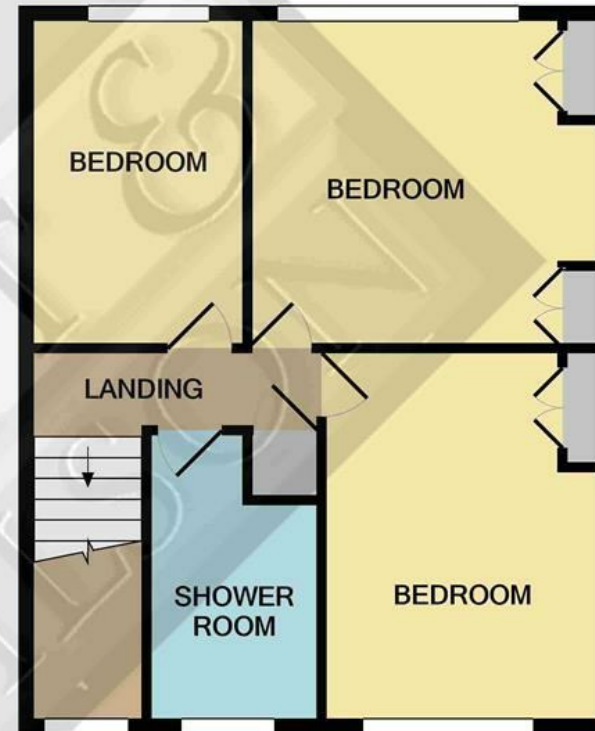
**Agents Note**

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 604 SQ.FT.  
 (56.1 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 421 SQ.FT.  
 (39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.2 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



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 CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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