



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£500,000 42 The Ridings, Bexhill-on-Sea TN39 5HU
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

In a quiet cul-de-sac location backing onto St Mary's Wood, we are delighted to offer this immaculate and versatile detached house for sale. There is a wealth of bright and spacious accommodation throughout the house, which includes; A spacious open-plan reception area with a coal effect fireplace, shelving units, and double doors leads to the conservatory, which overlooks the rear garden and the adjacent woods. The kitchen features a range of modern fitted wall and base units finished with granite work surfaces. Integrated appliances include an instant hot water tap, a waste disposal unit, a double oven, a microwave and 'Neff' appliances including a dishwasher and a 5-ring electric hob inset into the central island unit. Additionally, there is space for an American-style fridge/freezer and a sliding door out to the rear garden. There is also a separate dining area, a utility room, a cloakroom, and two additional rooms that can be utilised as bedrooms or study rooms. On the first floor can be found the master bedroom with fitted bedroom furniture and an en-suite shower room. There are two additional double bedrooms and a bathroom suite. Further features within the property include quality limestone flooring laid throughout the dining room, hallway, kitchen and staircase. Furthermore, the property benefits from gas central heating and double glazing.



Key Features:

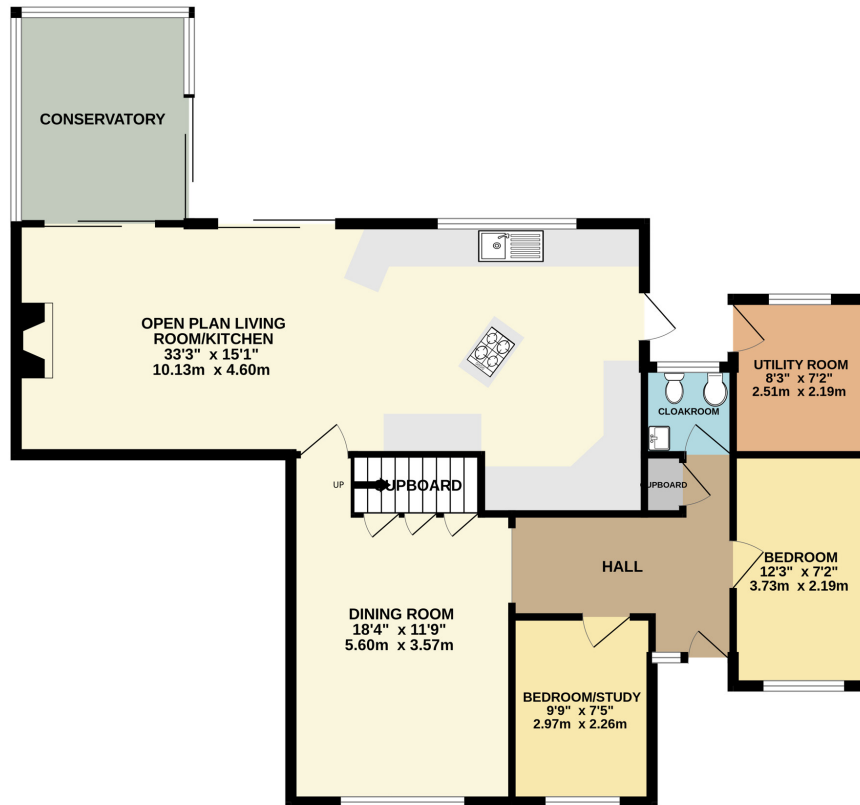
- Spacious Detached Chalet Style House
- South Facing Rear Garden
- Four/Five Bedrooms
- Close To Schools For All Ages
- Two Bathrooms
- Quiet Cul-De-Sac Location
- Off Road Parking
- Modern Fixtures & Fittings

42 The Ridings, Bexhill-on-Sea, East Sussex,
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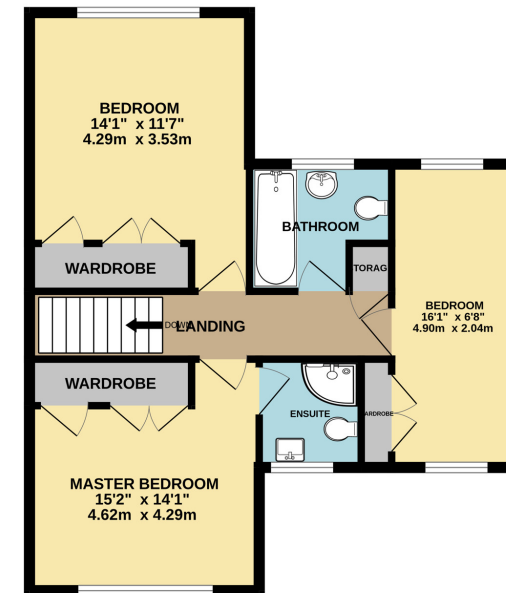
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GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (154.0 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+)	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, Scotland & Wales			
		59	81
		EU Directive 2002/91/EC	

Outside

There is a brick-paved driveway at the front of the property providing off-road parking for several vehicles.

The rear garden is south-facing and predominantly laid to lawn. Backing onto St Mary's Wood, a protected woodland giving the property a high-level of privacy and a beautiful outlook. There is a variety of well-established plantings, a patio area ideal for alfresco dining and a workshop benefitting from both power & light.

Location

The house is located just 1.6 miles from Bexhill's seafront promenades, Town centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School and a bus stop all within walking distance of the property along with Highwoods Golf Club and a local convenience store.

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