

£269,950 Freehold



24 Ringwood Road, Bexhill-on-Sea,  
East Sussex TN39 5AQ





## PROPERTY DESCRIPTION

A very well presented and characterful two bedroom semi-detached house ideally situated within walking distance of the local high street with shops, supermarket and the 98 bus route.

The accommodation comprises; entrance hall, south facing bay fronted lounge, modern kitchen/dining room, utility room, two bedrooms with feature decorative fireplaces and a modern bathroom. Outside there is a mature and well kept rear garden. EPC - D.

## FEATURES

- Two Bedroom Semi-Detached House
- Characterful & Well Presented Accomodation
- South Facing Bay Fronted Lounge
- Modern Kitchen/Dining Room
- Modern Bathroom
- Walking Distance To Local High Street With Shops & Supermarket
- Conveniently Situated For 98 Bus Route
- Mature & Private Rear Garden
- Utility Room
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door, radiator, stairs rising to the first floor, fuse box.

### Lounge

13' 2" x 11' 6" (4.01m x 3.51m) A bright south facing room with double glazed bay window to the front, television point, radiator, useful under-stairs storage cupboard, central heating thermostat.

### Kitchen/Diner

14' 8" x 11' 6" (4.47m x 3.51m)

Double glazed window to the rear overlooking the garden, a modern fitted kitchen comprising; a range of solid wood working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob, a range of wall and base cupboards with fitted drawers, built-in electric oven, space for fridge/freezer, under-stairs storage, space for dining table, wall mounted gas fired boiler, recessed shelving.

### Utility Room

9' 8" x 3' 9" (2.95m x 1.14m) Two double glazed windows, UPVC door leading to the garden, space and plumbing for washing machine, electric radiator, tiled floor.

### First Floor Landing

Double glazed window to the side, access to loft space via hatch.

### Bedroom One

13' 5" x 11' 6" (4.09m x 3.51m) A bright south facing room with double glazed window to the front, radiator, original fireplace, recessed alcove.

### Bedroom Two

11' 8" x 7' 3" (3.56m x 2.21m) Double glazed window to the rear of the property, radiator, feature fireplace.

### Bathroom

Double glazed frosted glass window to the rear, a modern three piece suite comprising; p-shaped bath with fitted screen, mixer tap, handheld attachment and shower over, wash hand basin with mixer tap and cupboard under, low level WC, airing cupboard with hot water cylinder and shelving.

### Outside

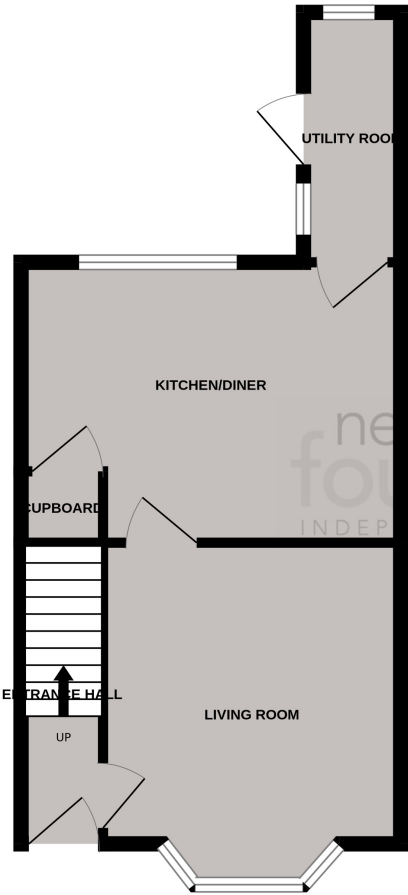
Adjacent to the rear of the property there is a paved area, gated side access, pathway leading to the main area of garden, area laid with shingle beneath a wooden pergola, timber framed shed, various mature shrubs and hedges.



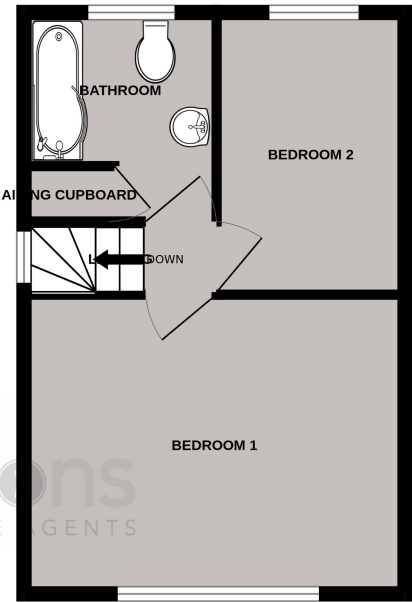


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		63
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

