







## PROPERTY DESCRIPTION

A beautifully presented, bright and spacious three bedroom detached bungalow located within this popular cul-de-sac in North Bexhill. The Ridings is within easy reach of the local high school and Highwoods Golf Club. The internal accommodation has undergone re-modelling up updating by the current vendor and now offers; entrance porch, entrance hall, dual aspect lounge, conservatory, dining area, recently installed kitchen, three bedrooms, family bathroom and additional shower room. Outside there is off road parking for several vehicles, car port, EV charger and a west facing rear garden. EPC - D

## FEATURES

- Stunning Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Spacious Dual Aspect Lounge
- Recently Installed Kitchen
- Conservatory
- Modern Bathroom & Addition Shower Room
- West Facing Rear Garden
- Off Road Parking For Several Vehicles
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door with double glazed inset further double glazed window to the side.

### Entrance Hall

Accessed via UPVC double glazed front door with patterned insert, further obscure glass window, radiator, access to loft space via hatch (with ladder), useful storage cupboard, wall mounted central heating thermostat.

### Lounge

20' 11" max x 15' 11" (6.38m max x 4.85m) A spacious dual aspect room with double glazed windows to the side and rear and French doors to the rear with the latter opening into the conservatory, ceiling coving, radiator, television point, feature fireplace with inset electric fire.

### Conservatory

15' 3" x 8' 5" (4.65m x 2.57m) Double glazed windows to both sides and rear and French doors to the side opening onto the decking area, various power points, lighting, fitted blinds to all windows, doors and glass roof.

### Dining Area

10' 7" x 9' 0" (3.23m x 2.74m) Double glazed window and door to the side, radiator.

### Kitchen

15' 7" x 8' 2" (4.75m x 2.49m) Double glazed window overlooking the front, inset spotlights, a stunning recently installed kitchen comprising; a range of laminate working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, inset four ring AEG induction hob with glass splashback and stainless steel chimney style extractor fan over, a range of matching gloss white wall and base cupboards with fitted drawers, built in appliances comprising; eye level double electric oven and grill, dishwasher, space for; American style fridge/freezer, washing machine and tumble dryer, concealed wall mounted combination boiler, electric under-floor heating.

### Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m) Double glaze window to the front, radiator.

### Shower Room/WC

Double glazed patterned window to the side, a modern fitted white suite comprising; fully tiled corner shower cubicle with thermostatic shower over, low level WC, wash hand basin with chrome mixer tap and cupboard under, chrome heated ladder

style towel rail, electric shaver point.

### Inner Hall

Storage cupboard, doors to bedrooms one, three and the bathroom.

### Bedroom One

13' 7" x 10' 8" (4.14m x 3.25m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator, storage cupboard.

### Bedroom Three/Study

8' 8" x 7' 4" into wardrobes (2.64m x 2.24m into wardrobes) Currently arranged as a dressing room/study with double glazed window to the front, a range of built-in wardrobes across one elevation with sliding doors, radiator.

### Bathroom

Double glazed patterned window to the front, inset spotlights, a modern fitted white suite comprising; panelled P shaped bath with chrome mixer tap, thermostatic shower over and fitted screen, low level WC, wash hand basin with chrome mixer tap and cupboard under, chrome heated ladder style towel rail, wall cabinet with heated mirror and electric shaver point, tiled walls.

### Outside

The front of the property is approached via an extensive impressed concrete driveway for off-road parking for several vehicles, further area of parking beneath the UPVC carport, gated side access, EV charging point, the remaining areas of front garden are laid with a pebble stones for ease of maintenance, various well planted mature shrubs and bushes, outside lighting.

The rear garden benefits from being of a westerly aspect, adjacent to the rear of the property there is a decked area which is ideal for table and chairs, stairs down to a further area of decking which could be an ideal bbq area, larger timber framed shed/workshop, the remainder of the rear garden is mainly laid to lawn and is enclosed with well planted raised beds, area of patio leading to the side. The side of the property is mainly laid with slate for ease of maintenance, gated side access, power point, water tap, outside lighting enclosed with well planted raised beds.

### Agents Notes

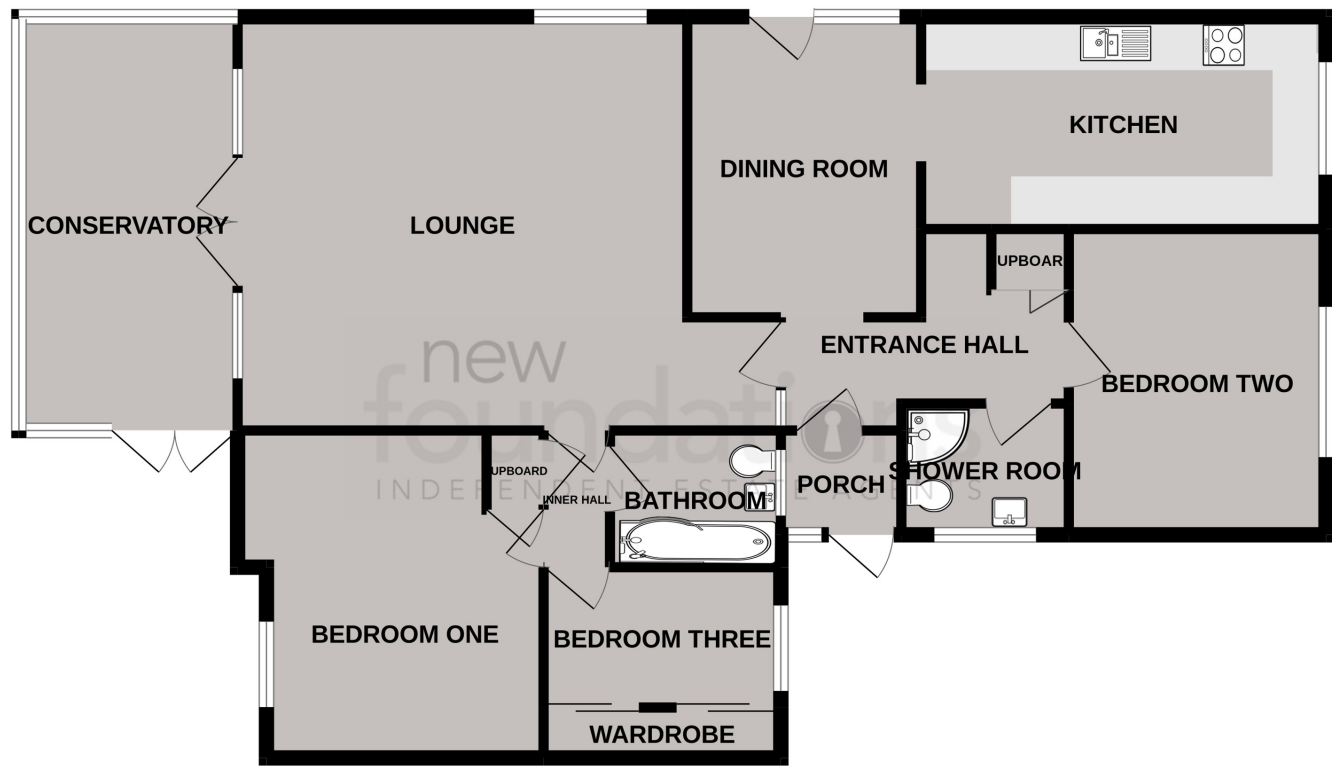
We have been advised:

The roof was overhauled in 2021.

There is cavity wall insulation.

The loft is fully insulated.

GROUND 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>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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

