



27 RIDGEWOOD GARDENS, BEXHILL ON SEA, EAST SUSSEX TN40 1TS

£389,950 FREEHOLD



ENTRANCE PORCH

Double glazed frosted window to the front, entrance door to:

DINING HALL

Double glazed door to front, double radiator, obscured glass window to front,borrowed light window to the rear, carpet as fitted, doors to:

LOUNGE

14' 11" x 11' 11" (4.55m x 3.63m) Double glazed windows to the front and side, two double radiators, electric coal effect fire set in ornate fireplace, television point, coved ceiling, carpet as fitted.

KITCHEN

11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window and door to side with the latter giving access to the side, a modern fitted kitchen comprising a range with matching base and wall units with laminate straight edge worktops, single drainer stainless sink unit with mixer tap, plumbing for washing machine, freestanding Stoves cooker with gas hob with double oven and grill beneath, extractor canopy and light, tiled splash backs, space for fridge/freezer, built in larder cupboard,

INNER HALL

Double radiator, access to roof space, doors to:

BEDROOM ONE

12' 4" x 9' 10" (3.76m x 3.00m) Double glazed window to the rear, double radiator, airing cupboard with slatted shelving, coved ceiling, carpet as fitted.

BEDROOM TWO

10' 11" x 9' 6" (3.33m x 2.90m) Double glaed window to the rear elevation, double radiator, coved ceiling, carpet as fitted.

BEDROOM THREE

9' 0" x 6' 11" (2.74m x 2.11m) Double glazed window to the rear elevation, double radiator, coved ceiling, carpet as fitted.

SEPARATE CLOAKROOM

Double glazed frosted window to the rear, low level WC, wall mounted wash hand basin with vanity unit, double radiator.

BATHROOM

Double glazed window to the side, a modern white suite comprising of a shower/bath with wall mounted electric shower unit, controls and shower head, shower screen, double radiator, tiled splash backs, wall mounted wash hand basin with vanity unit beneath, low level WC, part tiled walls.

FRONT GARDEN

Mainly laid to lawn with shrubbery, off road parking is available on driveway leading to the garage.

REAR GARDEN

Outside water tap, patio area for alfresco dining, timber framed shed, lawned area, shrubbery, enclosed with fencing to all sides, side access is available to both sides.

GARAGE

With up and over door, power and light, loft with access.

AGENTS NOTES

Council Tax Band D

EPC Rating D

VIEWING ARRANGEMENTS

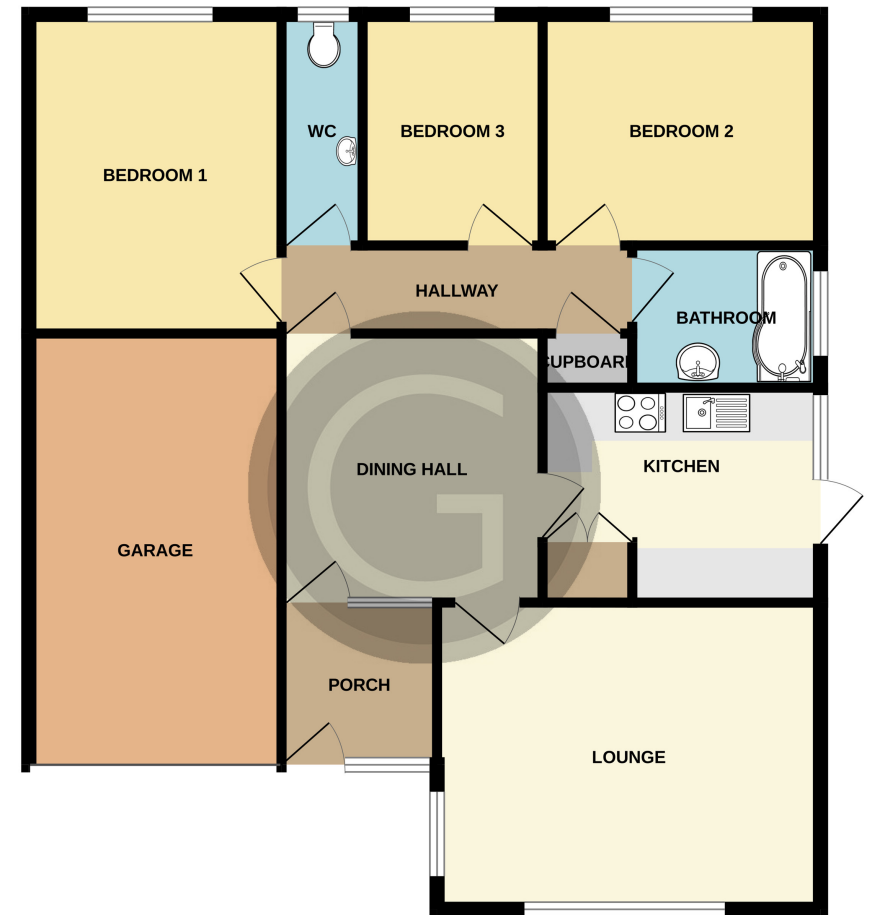
Viewing is strictly by appointment only through Greystones Estate Agents.

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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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