



**BEXHILL** **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£535,000 The Ridings, Bexhill-on-Sea, East Sussex 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:

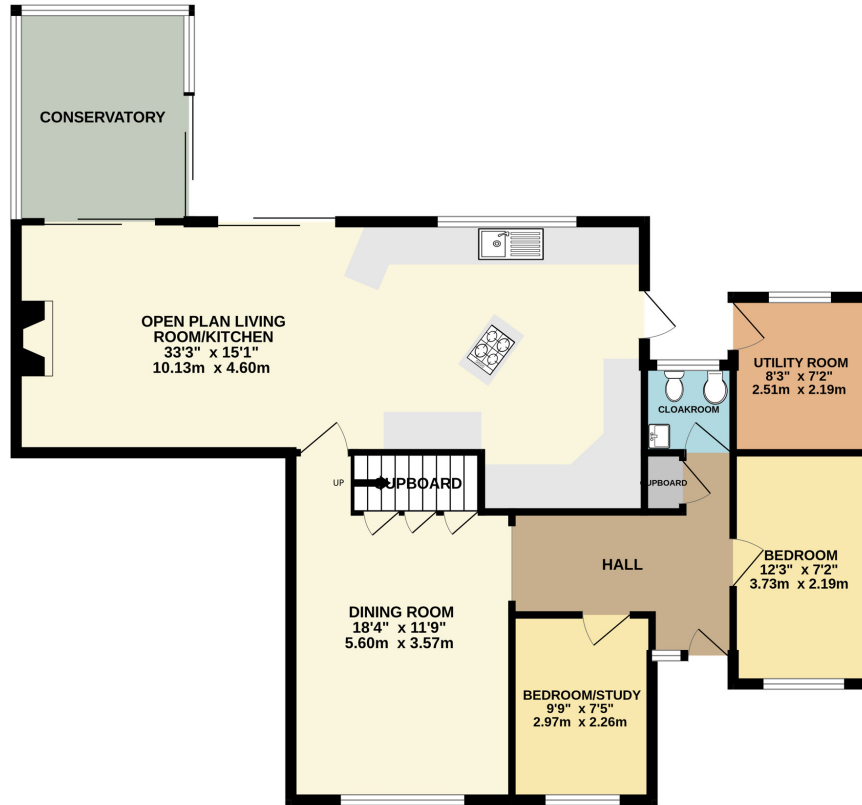
- Spacious Detached Chalet Style House
- South Facing Rear Garden
- Four/Five Bedrooms
- Close To Schools For All Ages
- Two Bathrooms
- Quiet Cul-De-Sac Location
- Off Road Parking
- Modern Fixtures & Fittings

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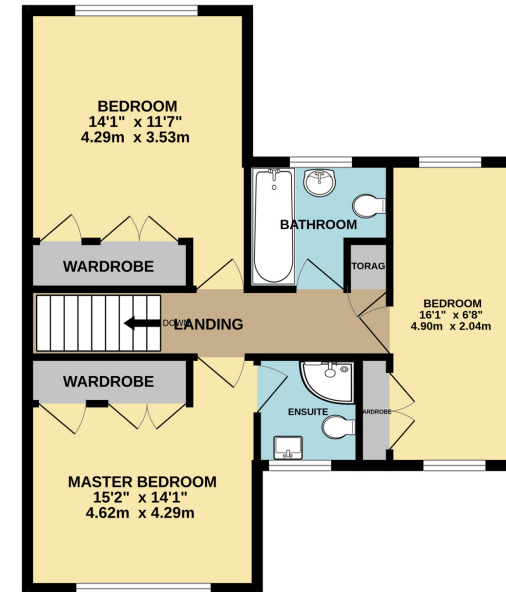
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GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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