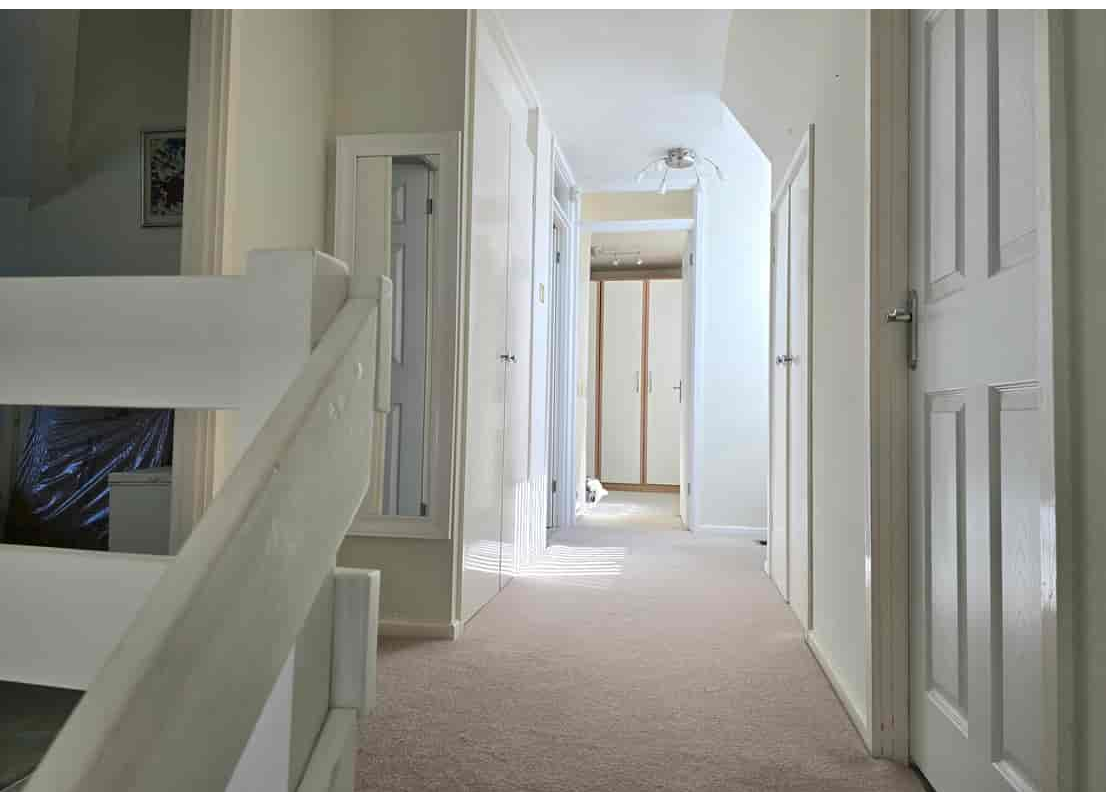




27 The Ridings, Bexhill-on-Sea, East Sussex, TN39 5HU

A Three Bedroom Family Home Offered For Sale With NO CHAIN £465,000 - Freehold



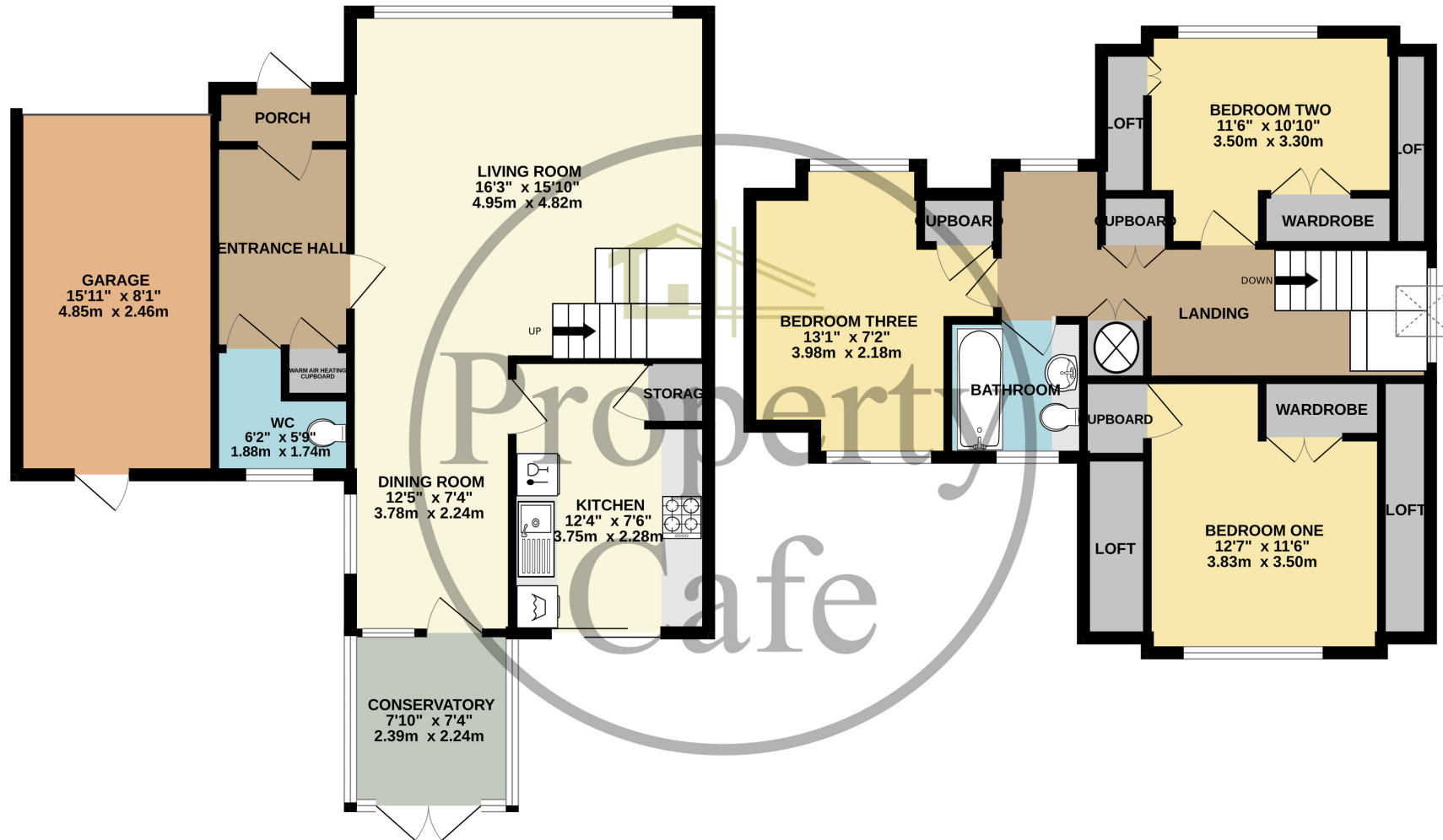


The Property Cafe Is Delighted To Offer For Sale : This Three Bedroom Detached Family Home \* Accommodation \* Benefits Include: A Dual Aspect Open Plan Lounge-Diner \* UPVC Conservatory Overlooking Garden \* Modern Galley Style Kitchen \* Three Good Size Family Bedrooms \* Ground Floor Cloakroom W/C \* Enclosed Porch & Inner Hall \* Landscaped Rear Garden With Central Lawn \* Integral Single Garage & Ample Parking \* Gas 'Warm Air Central Heating' \* Fully Double Glazed Throughout \* Lovely Quiet Cul-De-Sac Location \* Slightly Elevated Position With Far Reaching Views \* Offered For Sale With No Chain! **Location** : The property is situated within the quiet outskirts of Bexhill Town and offers easy access to both Sidley village & Bexhill itself that offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. The new link road is also nearby allowing easy access to The Conquest Hospital & the A21. There are regular bus services available close by with services to the Town centre, Eastbourne. Hastings and both Collington & Bexhill Mainline stations provide excellent direct train services to Gatwick, Ashford International & of course Central London.



**GROUND FLOOR**  
770 sq.ft. (71.5 sq.m.) approx.

**1ST FLOOR**  
621 sq.ft. (57.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1390 sq.ft. (129.2 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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**Bedrooms:** 3  
**Receptions:** 2  
**Council Tax:** Band E  
**Parking Types:** None.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (65)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>83</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Three Bedroom Detached Family Home
  - Dual Aspect Open Plan Lounge-Diner
  - UPVC Conservatory Overlooking Garden
    - Modern Galley Style Kitchen
  - Three Good Size Family Bedrooms
    - Ground Floor Cloakroom W/C
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