

63 Ridgewood Gardens, Bexhill-on-
Sea, East Sussex TN40 1TS



PROPERTY DESCRIPTION

CHAIN FREE. An extended three bedroom semi-detached house ideally located in the sought after Penland Wood area which is just a short walk of Ravenside Retail Park with its array of shops and supermarkets including Marks & Spencer whilst also being within easy reach of the seafront, town centre, railway station, St Richard's School & Bexhill 6th Form College. The accommodation comprises; entrance hall, 26' dual aspect lounge/dining room, fitted kitchen, utility room, three bedrooms and a family bathroom, outside there is a driveway which leads to the garage and a low maintenance rear garden. EPC - C.

FEATURES

- Three Bedroom Semi-Detached House
- Extended Ground Floor Accommodation
- Sought After Penland Wood Location
- 26' Lounge/Dining Room
- Walking Distance To Ravenside Retail Park
- Utility Room
- Garage
- Off Road Parking
- CHAIN FREE
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Accessed via double glazed door, further double glazed full height panel, ceiling coving, spotlights, stairs rising to the first floor, coats cupboard, under-stairs cupboard, radiator.

Lounge/Dining Room

26' 9" x 10' 10" (8.15m x 3.30m) An extended double aspect room with double glazed window to the side and sliding doors to the rear leading to the garden, ceiling coving, two radiators, television point.

Kitchen

12' 11" x 7' 4" (3.94m x 2.24m) Double glazed windows and door to the rear with the latter leading to the utility room, ceiling coving, a fitted kitchen comprising; a range of working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, space for cooker, under-counter fridge and dishwasher, a range of matching wall and base cupboards with fitted drawers, tiled splash-back.

Utility Room

7' 10" x 7' 4" (2.39m x 2.24m) Double glazed windows and door to the rear with the latter leading to the garden, ceiling coving, working surfaces with inset stainless steel sink, space for washing machine and other under-counter appliance

First Floor Landing

Access to part-boarded loft space via hatch with drop down ladder with scope for development (subject to usual consents etc), ceiling coving, cupboard.

Bedroom One

11' 5" x 10' 8" (3.48m x 3.25m) Double glazed window to the rear. ceiling coving. radiator.

Bedroom Two

12' 0" x 8' 5" (3.66m x 2.57m) Double glazed window to the front, radiator.

Bedroom Three

10' 8" x 6' 11" (3.25m x 2.11m) Double glazed window to the rear, ceiling coving, radiator.

Bathroom

Double glazed patterned window to the front, ceiling coving, a fitted three piece suite comprising; panelled bath with mixer tap and shower over, wash hand basin with mixer tap, low level WC with concealed cistern, heated towel rail, tiled walls.

Garage

16' 4" x 8' 7" (4.98m x 2.62m) Accessed via up and over door, wall mounted gas fired boiler, lighting, power.

Outside

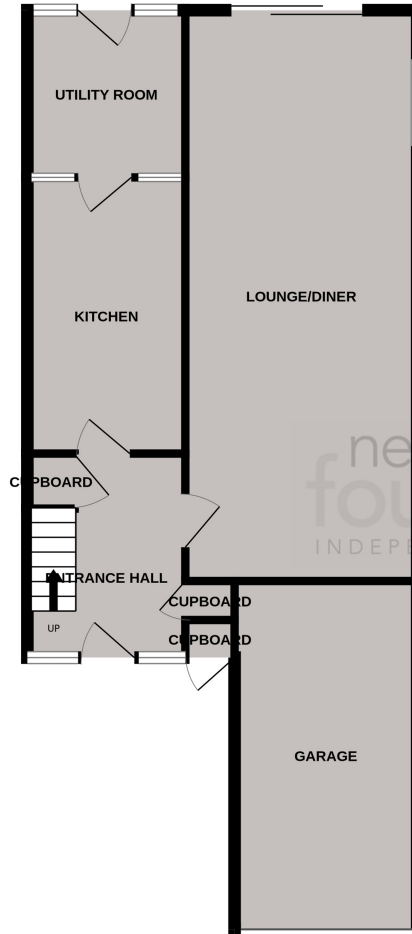
The front of the property is approached via a driveway providing off road parking, area of lawn with two fruit trees (Apple & Pear) with additional rose hedging, storage cupboard housing meters, gated side access.

Adjacent to the rear of the property there is a patio which extends to the full width of the garden and also leads to the gated side access, water tap, the main area of garden is laid to lawn and enclosed with various bushes including a hazel hedge and Morello cherry tree, and fencing.

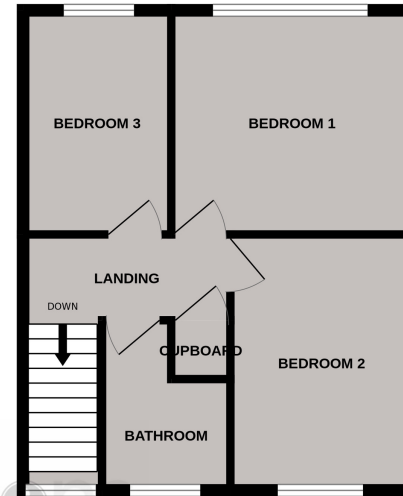


FLOORPLAN

GROUND FLOOR



1ST FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 71 | 83 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

