

**RUSH  
WITT &  
WILSON**



**64 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ**  
**£625,000**

**This extraordinary four/ six-bedroom detached residence is nestled in the picturesque Broad Oak Park neighbourhood of Bexhill, directly across from the Highwoods Golf Course. Boasting annex accommodation, it features a breath-taking kitchen/family/dining area and a separate living room with a cosy wood-burning stove. Enjoy the comfort of a gas central heating system and the impeccable presentation maintained by the current owners. With double glazed windows and doors, a generously proportioned and luminous entrance hall, and two bedrooms equipped with dressing rooms, five bathrooms and this home offers luxury at every turn. Step outside to discover meticulously landscaped private gardens adorned with porcelain tiles, alongside ample off-road parking on a brick-paved driveway. Don't miss the chance to view this exceptional property —contact RWW sole agents for a viewing today.**



### **Entrance Hallway**

With entrance door, obscured glass windows to the front elevation, vertical radiator, polished flooring.

### **Shower Room**

Modern suite comprising wc with low level flush, wall mounted wash hand basin with vanity drawers beneath, chrome heated towel rail, walk in double width shower with splashbacks, fixed chrome showerhead and hand/shower attachment.

### **Living Room**

17'10" x 12'7" (5.46 x 3.84)

Windows to the front elevation, French doors to the side, under floor heating, brick fireplace with oak bresimar and multi fuel burning stove.

### **Study**

8'7" x 3'4" (2.62m x 1.02m)

Window to the front elevation, double radiator, highly polished flooring.

### **Bedroom Two**

14'3" x 12'0" (4.36 x 3.66)

Polished flooring, double radiator, built in wardrobe cupboard.

### **En-Suite**

Comprising wc with low level flush, wall mounted wash hand basin with vanity unit, chrome heated towel rail, obscured glass window to the side elevation, shower cubicle with rainfall showerhead, hand/shower attachment and chrome controls.

### **Kitchen/Breakfast/Family Room**

27'11" x 21'2" (8.51 x 6.46 )

Windows to the rear elevation with French doors to the rear and side leading out onto the garden, the kitchen area comprises granite worktops, handle-less base and wall units, single drainer one and half bowl composite sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, central island with cupboards and drawers and granite worktop, breakfast bar with granite worktops, integrated dishwasher, gas hob with extractor canopy and light, glass splashbacks, integrated double oven with grill, space for American style fridge/freezer, the room opens out to a spacious dining and seating area.

### **Annex**

### **Annex Bedroom Three**

13'8" x 8'6" (4.18 x 2.61)

Window to the rear elevation, French doors lead out onto the rear garden, double radiator, built in wardrobe cupboard.

### **Annex Bedroom Six**

11'1" x 8'2" (3.40 x 2.50)

Obscured window to the side elevation, double radiator.

### **Annex Shower Room**

WC with low level flush, wall mounted wash hand basin with vanity unit, tiled floor and tiled walls, walk in shower cubicle with splashbacks, chrome controls and chrome showerhead, obscured glass window to the side elevation.

### **First Floor Landing**

Modern oak stair case with glass sides, built in cupboard housing the domestic hot water and gas central heating boiler, access to eaves storage.

### **Bedroom One**

13'1" x 12'8" (4.00 x 3.88 )

Window to the front elevation.

### **En-Suite Bathroom**

Comprising double ended jacuzzi bath with hand/shower attachment, wc with low level flush, wall mounted wash hand basin with tiled splashback and vanity drawers beneath, obscured glass window to the rear elevation, chrome heated towel rail, vertical radiator.

### **Dressing Room**

With hanging rails and shelving.

### **Bedroom Four**

14'6" x 7'5" (4.42 x 2.28)

Window to the front elevation overlooking the golf coarse, vertical radiator, highly polished flooring.

### **Bedroom Five**

13'10" x 9'5" (4.23 x 2.88)

Window to the front elevation.

### **Dressing Room**

Window to the rear elevation.

### **Jack & Jill Bathroom**

WC with low level flush, wash hand basin with vanity unit

beneath, tiled splashback, panelled bath with shower screen, hand/shower attachment, obscured glass window and Velux window to the rear elevation, under floor heating.

### **Outside**

#### **Front Garden**

Landscaped gardens, post and rail fencing, mainly laid to lawn, shrubbery, off road parking is available on bricked paved driveway for several vehicles.

#### **Rear & Side Gardens**

Beautifully designed, porcelain tiled patio suitable for alfresco dining, enclosed with a combination of trellising and fencing to all sides, neatly planted shrubbery and flowerbeds, brick built barbeque, composite decking with pergola and hot tub, the garden extends to the rear with large decked area, timber framed and plastic sheds, outside power, outside water tap.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



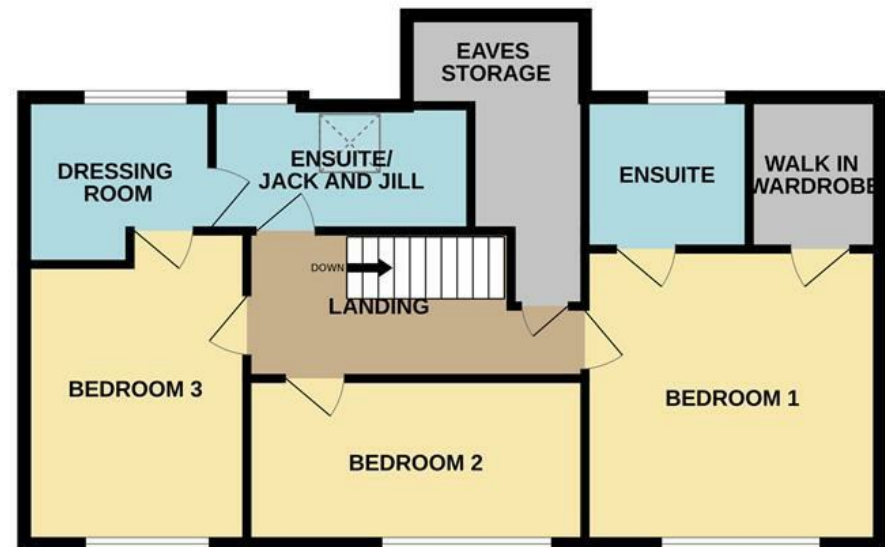
GROUND FLOOR  
1526 sq.ft. (141.8 sq.m.) approx.

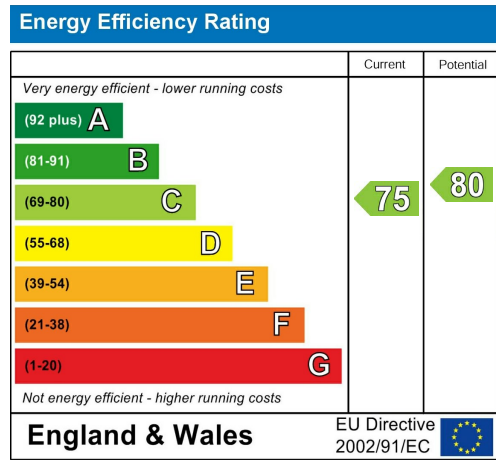
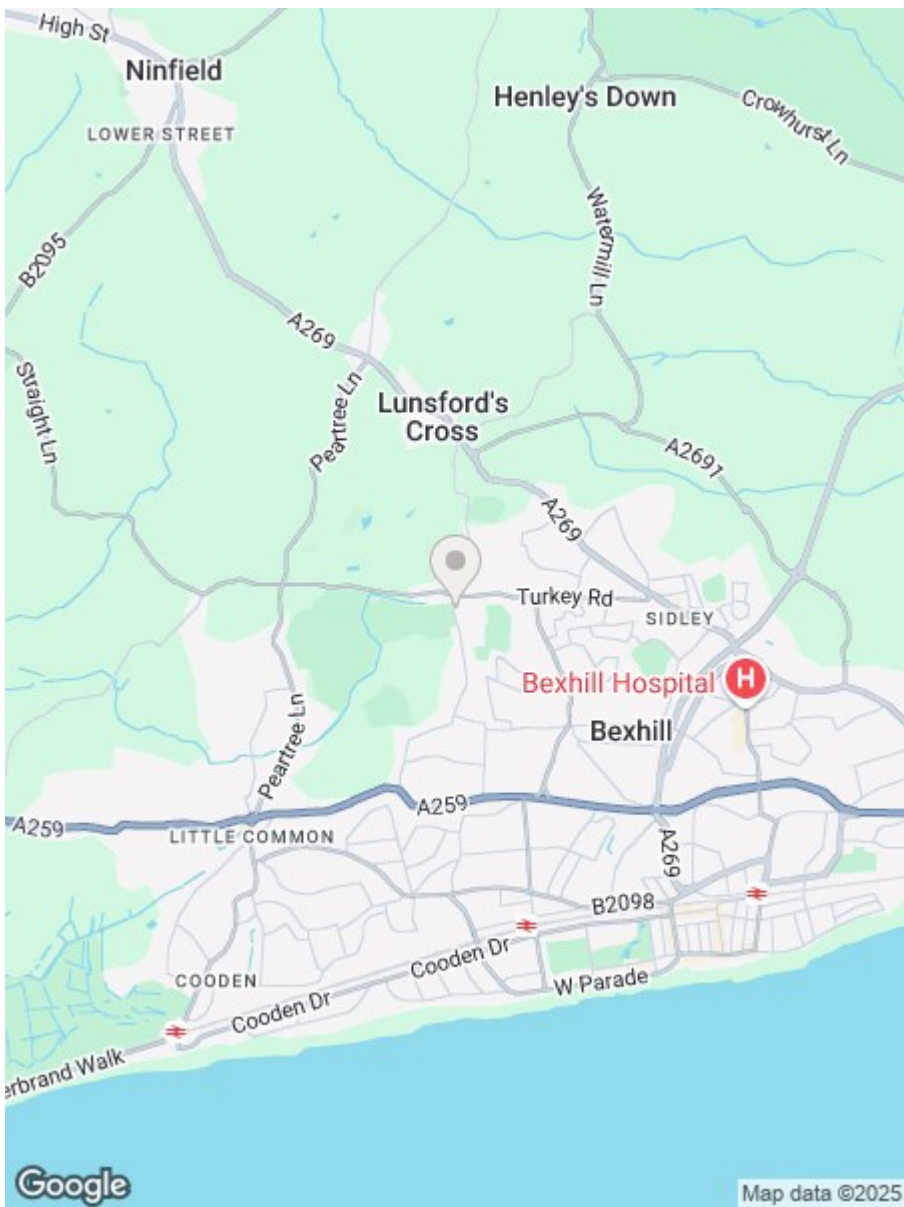


TOTAL FLOOR AREA : 2251 sq.ft. (209.1 sq.m.) approx.

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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1ST FLOOR  
725 sq.ft. (67.3 sq.m.) approx.





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