

**RUSH  
WITT &  
WILSON**



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

**A charming detached Larkin built home. Set on a generous 0.36 acre plot located in this highly sought after leafy location. Highwoods with its walking trails is 1 mile and the golf club 300 yards. Bus stops are within a short walk and a mini-supermarket is approx. 1/2 mile. Accommodation comprises triple aspect living/dining room, fitted kitchen/breakfast room, conservatory, three double bedrooms, two bathrooms, study, utility room, gas central heating system and double glazed windows and doors. Externally, the property enjoys off road parking for multiple vehicles, detached double garage and stunning front and rear gardens. Viewing comes highly recommended by Rush,Witt & Wilson Sole Agents. Council Tax Band E.**



### **Entrance Hallway**

Obscured glass panelled entrance door, double radiator, storage cupboard, stairs leading to first floor, airing cupboard with slatted shelving and hot water cylinder.

### **Living/Dining Room**

23'7" x 20'1" (7.2 x 6.14)

Triple aspect with windows to the front, side and rear elevations, glass panelled French doors overlooking rear garden, two double radiators, feature fireplace.

### **Conservatory**

14'5" x 8'7" (4.4 x 2.62)

UPVC construction, overlooking rear garden, glass panelled door giving access to the side, tiled flooring.

### **Kitchen**

14'0" x 11'8" (4.27 x 3.58)

Fitted kitchen with matching wall and baseline, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven, four ring electric hob, extractor canopy above, undercounter integrated fridge and freezer, tiled splashbacks, radiator, double glazed windows to the rear and side elevations, obscured glass panelled door giving access to side, tiled floor, recessed ceiling spotlights.

### **Shower Room**

Suite comprising W.C with low level flush, wall mounted wash basin with mixer tap, walk in shower cubicle, wall mounted shower controls, shower head attachment, part tiled walls, radiator, obscured double glazed windows to side elevation.

### **Utility Room**

With base level units, laminate worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, tiled splashbacks, housing gas central heating boiler.

### **Study/Bedroom Four**

12'3" x 9'8" (3.74 x 2.96)

Dual aspect windows to front and side elevations, radiator, built in wardrobe cupboards.

### **Bedroom Three**

16'2" x 12'5" (4.93 x 3.81)

Double glazed windows to front elevation, radiator.

### **First Floor Landing**

With Eaves storage. radiator.

### **Bedroom One**

17'8" x 11'6" (5.39 x 3.51)

Dual aspect with windows to front and side elevations, radiator, built in wardrobe cupboards.

### **Bedroom Two**

17'2" x 11'5" (5.25 x 3.49)

Dual aspect double glazed windows to side and rear elevations, stunning view onto garden, built in wardrobe cupboards, radiator, access to loft space via loft hatch.

### **Bathroom**

Suite comprising W.C low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls, chrome hand held shower attachment with shower head, eave storage, part tiled walls, radiator, obscured double glazed window to side elevation.

### **Outside**

#### **Detached Double Garage**

With electric up and over door, obscured glass panelled door giving access onto rear garden.

#### **Front Garden**

Pebble driveway providing off road parking for multiple vehicles, lawn area, small plants, trees and shrubs of various kinds, side access available.

#### **Rear Garden**

Beautifully established, laid mainly to lawn, Westerly facing, selection of plants, shrubs, trees, patio area suitable for alfresco dining, enclosed on all sides with shrubs, water feature fountain, timber framed sheltered seating area, Summerhouse, side access available, timber framed garden shed.

#### **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  
1228 sq.ft. (114.1 sq.m.) approx.

1ST FLOOR  
857 sq.ft. (79.6 sq.m.) approx.

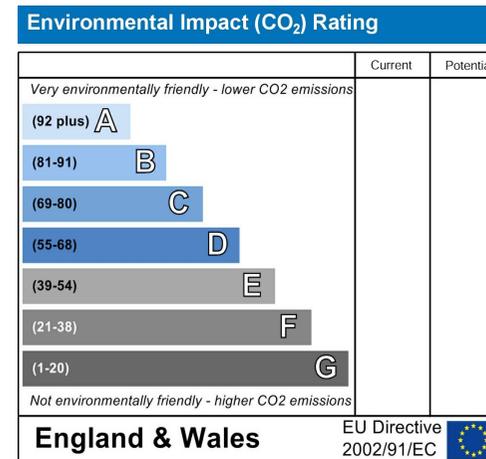
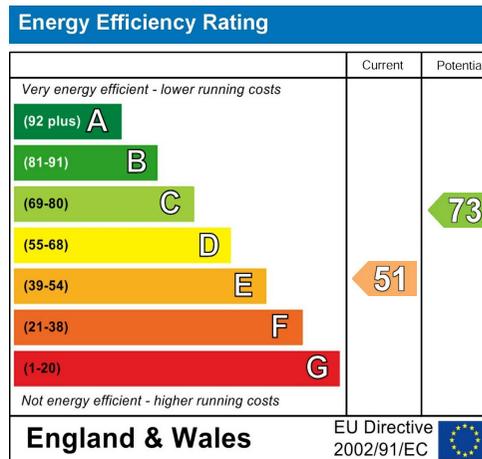
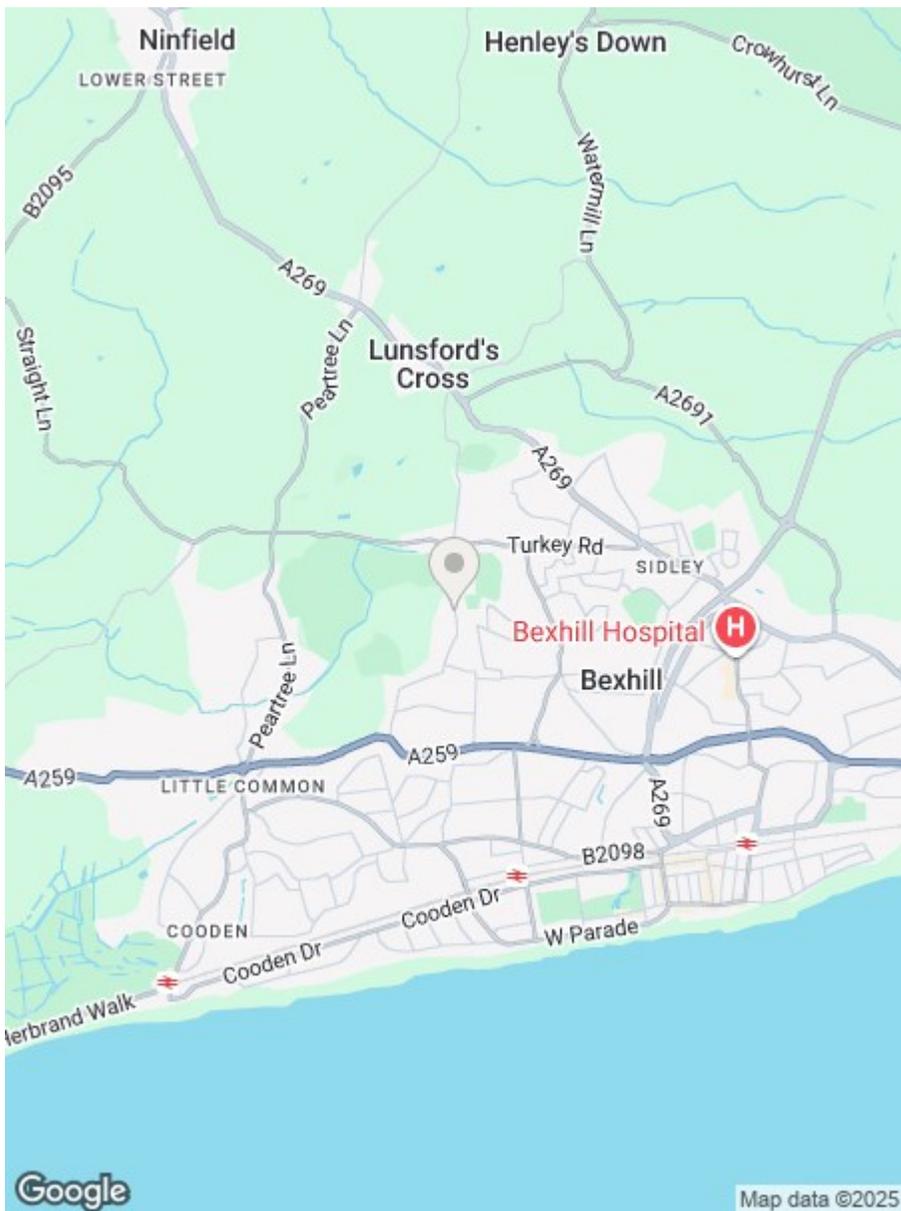


DETACHED GARAGE  
386 sq.ft. (35.9 sq.m.) approx.

TOTAL FLOOR AREA : 2471 sq.ft. (229.6 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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