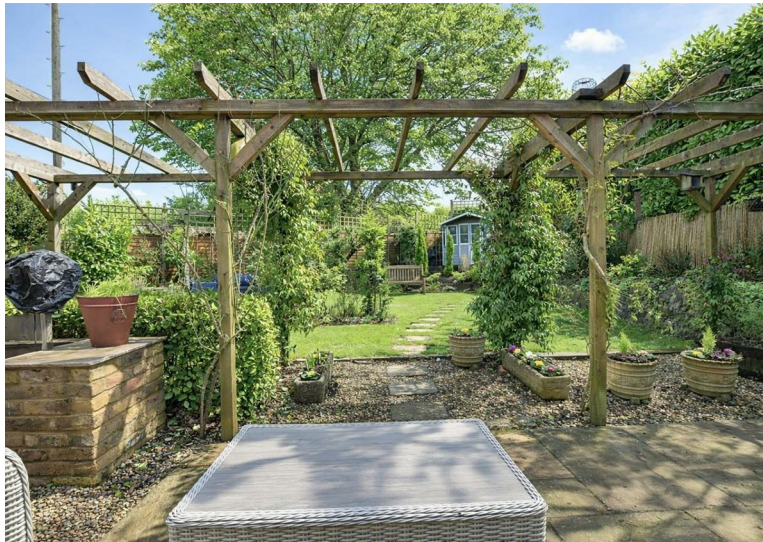


**RUSH
WITT &
WILSON**



62 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ
Offers In The Region Of £545,000 Freehold

A stunning four bedroom detached house situated in a beautiful lane location opposite the 'Highwoods Golf Club'. The property offers a stunning kitchen/breakfast room, double aspect living room, two bathrooms and a downstairs cloakroom. Externally there is extensive off road parking leading to a garage and beautiful landscaped gardens to front; side and rear. Offered with gas central heating and double glazed windows and doors throughout, viewings comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Porch

With entrance door and obscure glass side lights, tiled floor.

Hallway

Double radiator, large understairs storage cupboard, terracotta tiled flooring, doors off to the following:

Cloakroom/WC

Obscure double glazed window to the rear elevation, low level wc, half height wall panelling, radiator, part tiled walls.

Lounge

15'5 x 12'8 (4.70m x 3.86m)

Windows to front and side elevations, beautiful brick inglenook fireplace with oak bressummer, cast iron wood burning stove, double radiator.

Kitchen/Breakfast Room

19'3 x 12'9 (5.87m x 3.89m)

Stunning kitchen comprising a range of base and wall units with solid woodblock worktops, single drainer enamel sink unit with mixer tap, integrated dishwasher, rangemaster 90 gas cooker, gas hob and electric ovens beneath, extractor canopy with light, exposed oak beam feature, double radiator, fitted fridge and integrate washing machine, tiled walls, concealed lighting, French doors lead out to the rear garden with large picture windows to the side, tiled floor, half height wall panelling.

Bedroom Two

12'2 x 11'0 (3.71m x 3.35m)

Window to front elevation, double radiator.

Bathroom

A modern suite comprising bath with ornate hand shower attachment, wall mounted wash hand basin with vanity unit beneath, double radiator, part tiled walls, tiled floor, obscure glass window to the rear elevation.

First Floor

Landing

Access to boarded roof space, with light, providing ample storage space, doors off to the following:

Bedroom One

14'5 x 10'8 (4.39m x 3.25m)

Window to front elevation with views over Highwoods Golf

Course, double radiator, fitted wardrobes and walk in dressing room with drawers and hanging rails and shelving,

Bedroom Three

11' x 10'1 (3.35m x 3.07m)

Double glazed window to the front elevation, double radiator.

Bedroom Four

8'6 x 6'8 (2.59m x 2.03m)

Window to rear elevation, double radiator, wall panelling.

Bathroom

Beautiful bespoke full bathroom suite comprising double ended bath with hand shower attachment, wc. with low level flush, heated chrome towel rail and roll top radiator, free standing circular wash hand basin set on tiled dressing area with mixer tap, walk in wet shower with fixed shower head and digital controls, tiled floor and tiled walls.

Outside

Front & Side Gardens

Extensive in size and all mainly laid to lawn with post and rail fencing to the front, stunning well stocked flower and shrub borders filled with all types of plants, shrubs and trees of various kinds, this sweeps around to the front of the property opening out to another mainly laid to lawn area and all enclosed with mature shrubbery to all sides, gate leading to the rear of the property, off road parking available on brick paved driveway for several vehicles and further access to the side by an additional gate.

Single Garage

Two double opening doors to the front, window to the rear elevation, wall mounted combination boiler supplying domestic hot water and central heating, personal door leading to the rear garden.

Rear Garden

The rear garden is a feature to the property and has been landscaped and comprises a beautiful patio area for alfresco dining, pergola, attractive shingled areas for seating, brick barbecue, opens out to mainly laid to lawn area, enclosed with a combination of mature shrubbery, plants and trees of various kinds and fencing to all sides, ornate summer house, additional pergola area for seating, cast iron gate and gravelled pathways, outside water tap.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





GROUND FLOOR
APPROX. FLOOR
AREA 896 SQ.FT.
(83.2 SQ.M.)

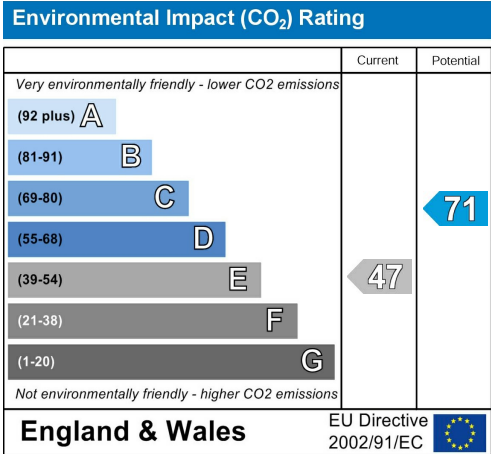
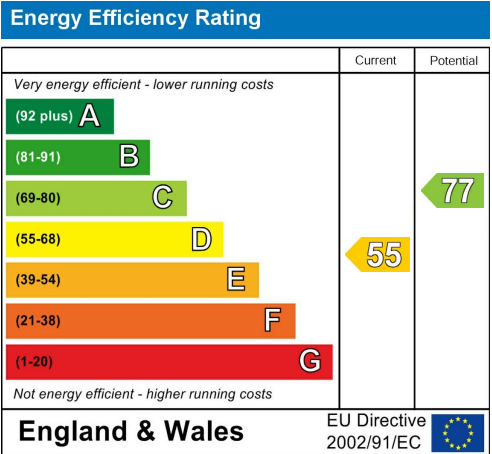
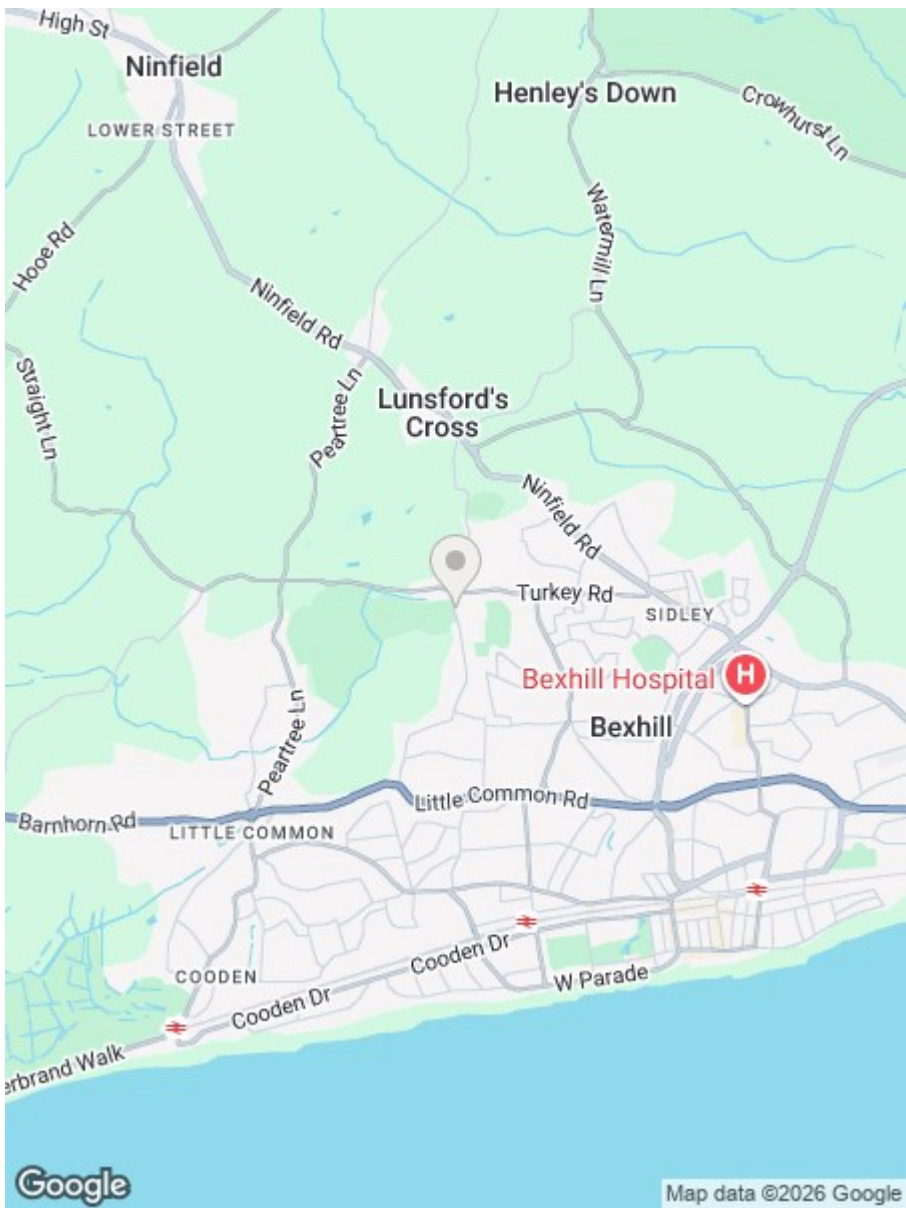


1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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