

**RUSH
WITT &
WILSON**



**5 Highwoods House Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ
£209,500**

A stunning two bedroom apartment forming part of a beautiful mansion style house near to the Highwoods Golf Course Bexhill, situated down a leafy lane, arranged over two floors the property is presented to an exceptional standard by the current owners, with electric central heating system, double glazed windows and doors, off road covered parking, sun balcony, beautiful views over the Highwoods Golf Course, share of freehold, viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Communal Entrance Hallway

Stunning communal entrance hallway with stairs to the first floor.

Private Entrance Hall

With built in storage cupboard, entry-phone system, borrowed light through glass, window to the front elevation.

Living Room

14'0" x 11'10" (4.27 x 3.62)

Windows to both the front and side elevation with beautiful views over the Highwood Golf Course, brick built open fireplace, double radiator.

Kitchen/Breakfast Room

17'4" x 9'5" (5.30 x 2.89)

French doors lead out onto a private sun balcony with beautiful far reaching views, double radiator, modern fitted kitchen comprising a range of base and wall units with laminate wood block effect straight edge worktops, integrated oven and grill with induction hob, extractor canopy and light, plumbing for washing machine, space for fridge/freezer, single drainer stainless sink unit with mixer tap.

Private Sun Balcony

15'2" x 12'9" (4.64 x 3.91)

With all weather proof flooring, glass and wrought iron railings, with stunning views.

Bathroom

Panelled bath with hand-shower attachment and fixing, glass screen, pedestal mounted wash hand basin, chrome heated towel rail, obscured glass window to the side elevation, travertine ceramic wall tiling.

Cloakroom

WC with low level flush, obscured glass window to the side elevation, travertine wall tiling.

Second Floor Landing

Bedroom One

12'11" x 13'1" (3.96 x 4.00)

Window to the rear elevation with views over the playing fields, double radiator, built in wardrobe cupboard.

Bedroom Two

11'9" x 8'9" (3.60 x 2.68)

Window overlooks the front elevation with far reaching views over the golf course and adjoining countryside, double radiator, built in wardrobe cupboard.

Garage

To the rear of the property.

Lease And Maintenance

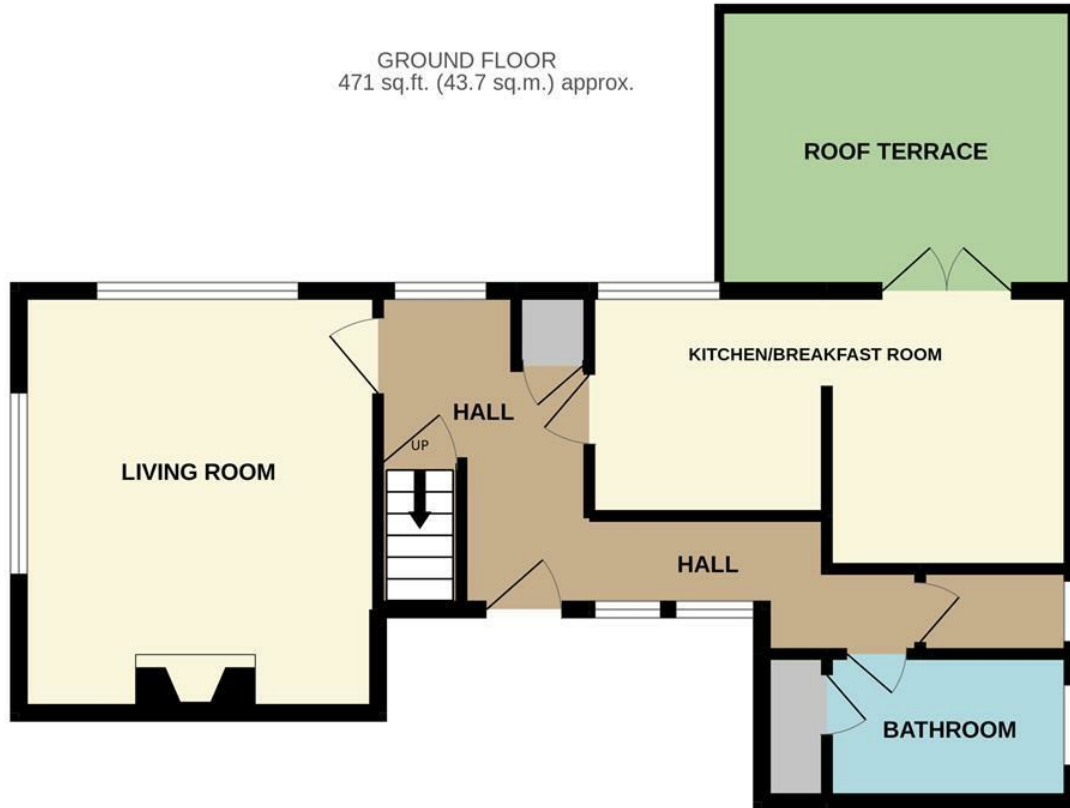
Share Of Freehold, 940 years remaining, service charge approximately £100 p/m

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
471 sq.ft. (43.7 sq.m.) approx.



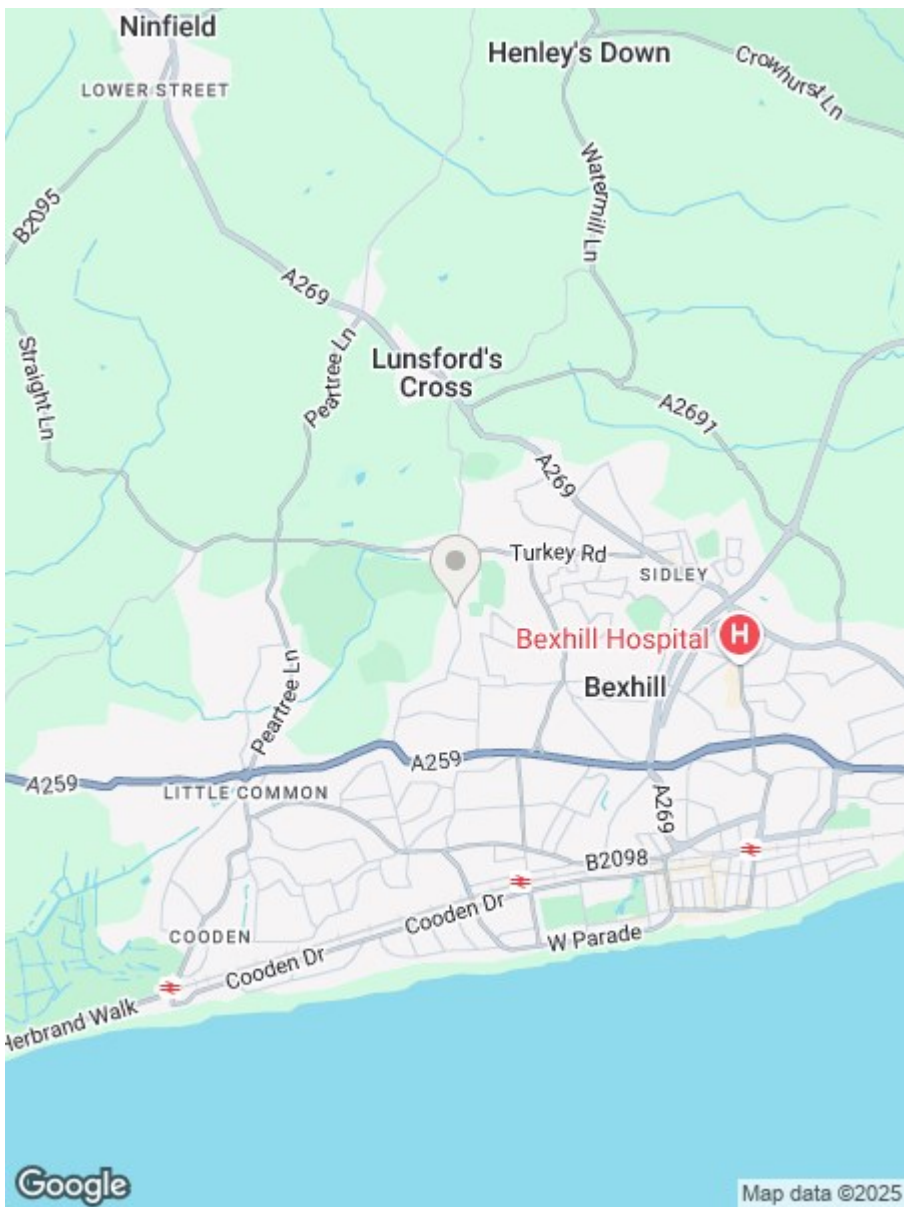
TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.

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
622 sq.ft. (57.8 sq.m.) approx.





| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 55 |
| (39-54) E | | |
| (21-38) F | 16 | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|-----------------------------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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