

**RUSH  
WITT &  
WILSON**



**'Normandy' 24 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ  
£725,000**

Rush, Witt and Wilson are delighted to welcome to the market this impressive and exceptionally well presented three bedroom detached chalet bungalow, ideally located in this sought after lane. Offering bright and spacious accommodation throughout, the property comprises a lounge, separate dining room, fitted kitchen/breakfast room, two double bedrooms, modern fitted shower room, wc and garden room all to the ground floor. To the first floor there is a further double bedroom, modern fitted bathroom and two large walk in eaves storage spaces providing ample storage space. Externally the property boasts a stunning private and secluded rear garden with summerhouse and studio. Whilst to the front of the property there is driveway providing off road parking for multiple vehicles leading to the single garage, a front garden and further hardstanding to one side of the property with a courtyard to the other side of the property. Ideally situated in this favoured lane position with easy access to High Woods golf club and countryside whilst still only being a short distance to local amenities and Bexhill town centre with mainline rail station and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious home in this popular location.



**Entrance Porch**

5'1" x 4'11" (1.56 x 1.52)

Obscured double glazed front door leading to the entrance porch, with radiator, obscured glass panelled door with obscured glass panelled side light window leading to the hallway.

**Hallway**

Radiator, stairs leading to first floor, large under-stairs storage cupboard, airing cupboard housing the hot water cylinder with slatted shelving.

**Lounge**

16'10" x 12'9" extending to 17'1" (5.15 x 3.90 extending to 5.23)

Double glazed half bay windows to the front and side elevations, set of double glazed French doors giving access onto the side of the property, two radiators, feature fireplace with open fire, open archway leading through to the dining room.

**Dining Room**

12'9" x 9'10" (3.90 x 3.02)

Double glazed windows to the side elevation, radiator, open archway leading back through to the lounge.

**Kitchen/Breakfast Room**

12'10" x 12'10" (3.93 x 3.92)

Double glazed window to the rear elevation overlooking the rear garden, with a glass panelled door giving access into the garden room, radiator, modern fitted kitchen comprising a range of matching wall and base level units with solid wood worktop surfaces, large composite sink with drainer and mixer tap, under counter space for fridge/freezer, integrated dishwasher, integrated washing machine, worktop mounted gas hob with fitted extractor hood above, integrated electric eye level double oven and grill, part tiled walls, cupboard housing gas central heating boiler.

**Garden Room**

10'2" x 7'0" (3.11 x 2.15)

Triple aspect double glazed windows to the front, side and rear elevations, with a double glazed door giving access onto the rear garden, radiator.

**Bedroom One**

16'6" x 11'7" (5.04 x 3.55)

Double glazed window to the front elevation, radiator, built in double wardrobe with hanging space and shelving.

**Bedroom Two**

16'4" x 14'1" (5 x 4.30)

Double glazed bay window to the rear elevation overlooking the rear garden with a double glazed door giving access onto the rear garden, two radiators, built in double wardrobe with hanging space and shelving.

**Shower Room**

Obscured double glazed window to the rear elevation, radiator, modern fitted suite comprising large walk in shower cubicle with wall mounted shower controls and shower attachment, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, part tiled walls.

**Separate WC**

Obscured double glazed window to the rear elevation, radiator, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, part tiled walls.

**First Floor Landing**

Large Storage cupboard, door leading through to loft eaves/loft space, the walk in loft space has good head height and is currently being used as an office, with light and power. Second large eaves/ loft space providing ample storage space with good head height.

**Storage Cupboard/Walk In Wardrobe**

5'4" x 4'3" (1.63 x 1.31)

Large walk in storage cupboard, currently used as a walk in wardrobe, fitted with hanging space and shelving,

**Bedroom Three**

15'5" x 10'0" (4.71 x 3.06)

Double glazed window to the front elevation, radiator.

**Bathroom**

Obscured double glazed window to the rear elevation, heated chrome towel rail, modern suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboards beneath, panelled enclosed bath with mixer tap and shower attachment, part tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with mature plants, shrubs and hedges, gravelled laid driveway providing off road parking for multiple vehicles leading to the single garage, large set of double gates down one side of the property giving wide access down the side with further hard standing leading to the rear garden, with gated access down the other side of the property with a private and secluded court yard area leading through to the rear garden.

**Rear Garden**

Beautifully maintained rear garden, mainly laid to lawn with a patio area, timber decking area, additional raised timber decking area leading to the timber summerhouse, mature plants, shrubs and hedges, large timber garden shed with light and power, .

**Summerhouse**

9'10" x 9'8" (3 x 2.95)

Glazed windows to the rear and side elevations, glazed bi-folding doors to the front, light and power.

**Studio**

14'3" x 9'11" (4.35 x 3.03)

Triple aspect, double glazed windows to the front, rear and side elevations, double glazed French doors to the front elevation giving access onto the rear garden, double glazed doors to the front elevation giving access onto the hard standing to the side of the property, internal door to the garage.

**Garage**

19'2" x 9'0" (5.85 x 2.75)

Single glazed window to the side elevation, door leading through to studio, electric roller door, light, power, electric fuse box, electric meter, gas meter, fitted workbench, fitted shelving.

**Agents Note**

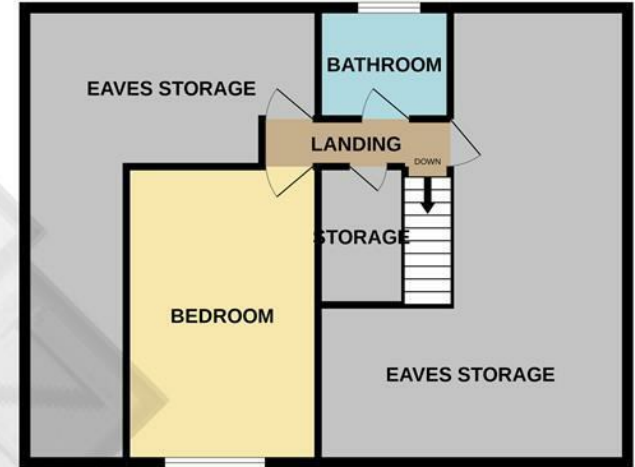
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1422 sq.ft. (132.1 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



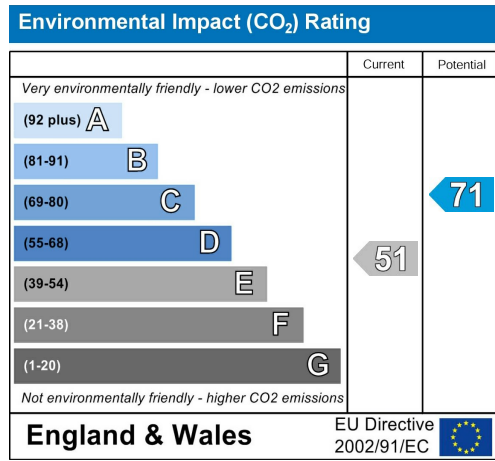
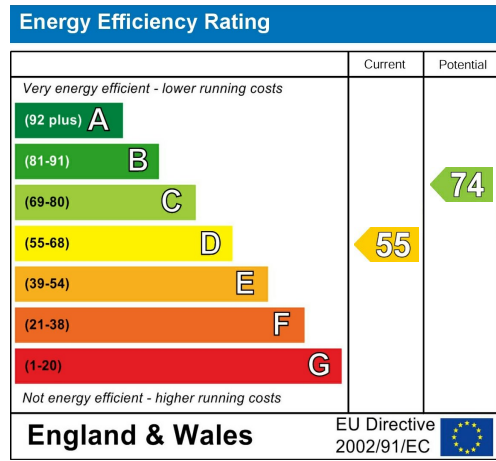
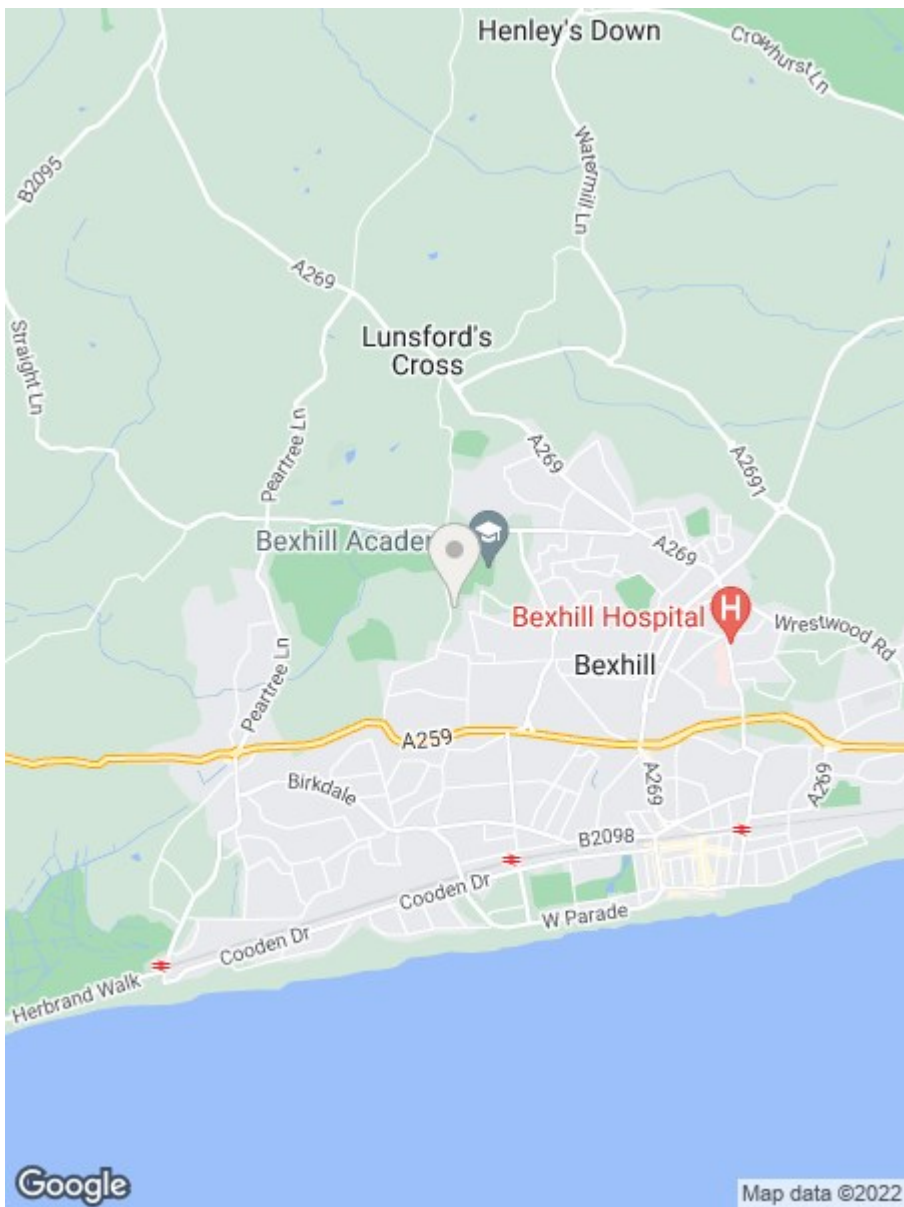
DETACHED OUTBUILDING  
113 sq.ft. (10.5 sq.m.) approx.



TOTAL FLOOR AREA : 2236sq.ft. (207.7 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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