

**RUSH
WITT &
WILSON**



**Flat 3, Highwoods House, 60 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39
4LJ**

01609 050

A rare opportunity to acquire exceptionally well presented one bedroom first floor flat beautifully situated in this leafy lane position opposite Highwoods Golf Course. Having been renovated to an exceptional standard throughout by the current vendor, the property comprises lounge/diner, double bedroom, modern fitted kitchen and bespoke modern fitted shower room. Other internal benefits include double glazed windows, modern thermostatic electric radiators and private loft space. Externally, the property has a driveway providing additional off road parking, car-port with allocated parking space and a communal garden. Offered with a SHARE OF THE FREEHOLD, viewing comes highly recommended by RWW Bexhill, to appreciate this stunning apartment in this unique and idyllic location.



Communal Entrance

Communal entrance door with entry phone system leading to communal hallway. Communal hallway with stairs leading to first floor.

Hallway

Obscured internal front door, double glazed window to side elevation, modern thermostatic electric radiator, airing cupboard housing hot water cylinder with slatted shelving, access to private loft space with pull-down ladder.

Lounge/Diner

14'4" x 13'1" (4.37 x 4.01)

Two double glazed windows to side elevation, modern thermostatic electric radiator.

Kitchen

9'3" x 4'11" (2.83 x 1.50)

Double glazed window to rear elevation, modern fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, integrated electric oven, worktop mounted electric hob with fitted extractor hood above, composite single sink with drainer and mixer tap, space for under counter fridge, space for additional under counter appliance.

Bedroom

14'0" x 13'10" (4.27 x 4.23)

Two double glazed windows to rear elevation, modern thermostatic electric radiator, fitted storage cupboard with hanging space and shelving, feature alcove.

Shower Room

Double aspect obscured double glazed windows to rear and side elevations, heated chrome towel rail, modern white suite comprising low level WC, wash hand basin, large walk in shower cubicle with wall mounted electric power shower and shower attachment. Part tiled walls.

Outside**Driveway & Carport**

Driveway providing some additional parking spaces leading to car port. Carport has an allocated parking space. Bin storage area with gate leading to communal garden.

Communal Gardens

Well maintained communal garden.

Lease & Maintenance

We have been advised by the vendor that the service charge is £65pcm. The property is SHARE OF FREEHOLD.

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





TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 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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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		
(39-54) E		
(21-38) F		
(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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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