

RUSH  
WITT &  
WILSON



**62 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ**  
**Guide Price £585,000 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.

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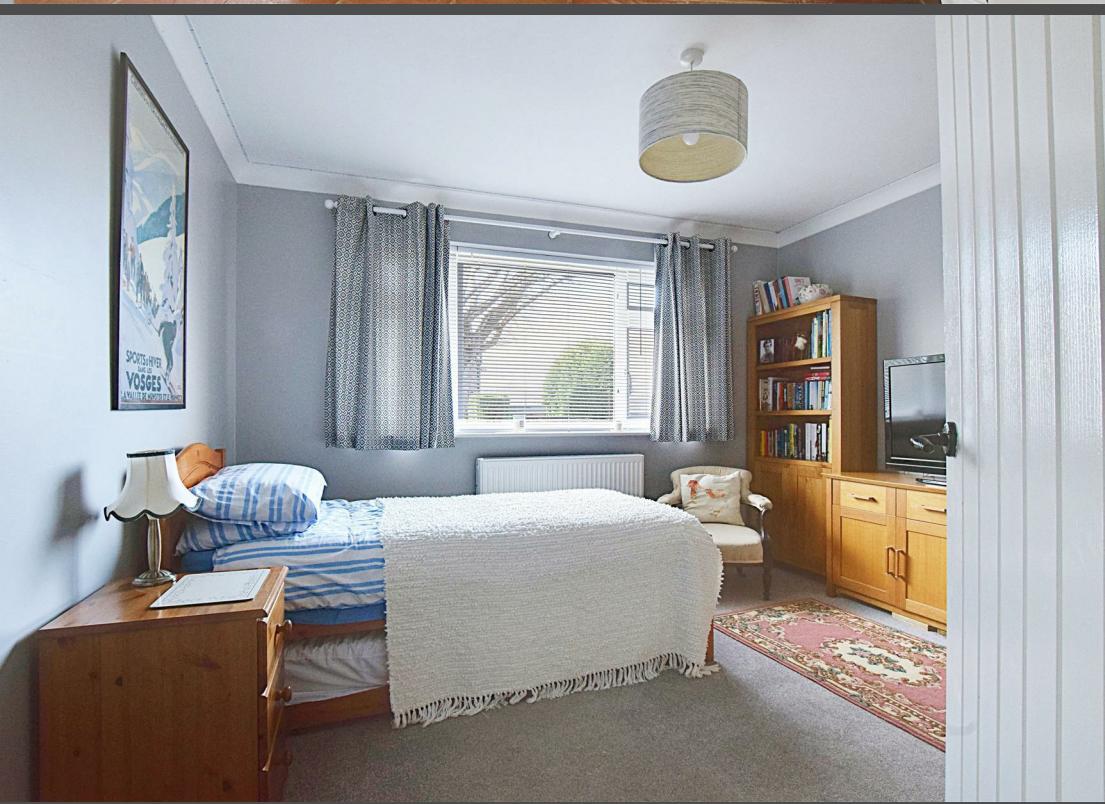
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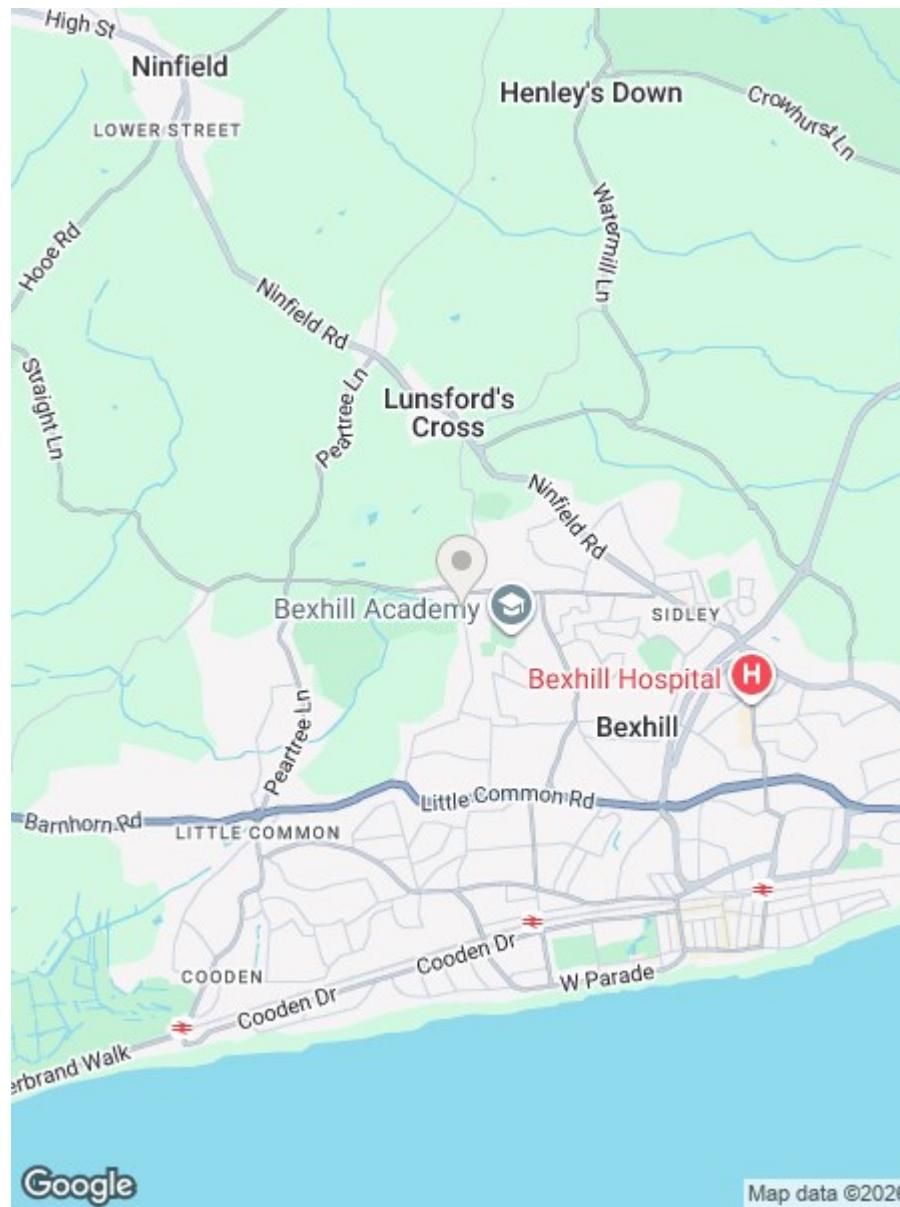




TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F	47	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	