

**RUSH
WITT &
WILSON**



28 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ
£635,000

A stunning four bedroom detached chalet style house within walking distance of Highwoods Golf Club, situated in a beautiful leafy lane with beautiful extensive private gardens, two single garages, bright and spacious westerly facing living room, downstairs bedroom with bathroom, downstairs cloakroom, beautiful kitchen/breakfast room, utility room, UPVC double glazed conservatory, gas central heating system with brand new boiler, double glazed windows and doors, three first floor bedrooms with en-suite and family bathroom, ample off road parking suitable for motor homes, caravans, multiple cars or boats. Viewing is considered essential by Rush, Witt and Wilson sole agents.



Entrance Hallway

Double radiator, entrance door, obscured glass window to the front elevation, under stairs storage cupboard, vaulted ceiling, Spanish style floor tiling.

Cloakroom

WC with low level flush, wall mounted wash hand basin with mosaic splash backs and extractor fan.

Living Room

22'4 x 15'1 (6.81m x 4.60m)

Two windows over look the front elevation, double radiator, vertical radiator, additional window over looks the side elevation, cast iron wood burning stove set on flag stone with oak mantel, oak affect laminate flooring.

Conservatory

15'4 x 7'7 (4.67m x 2.31m)

Over looks the beautiful extensive garden, UPVC double glazed construction, doors to either side leading to patio areas, fan convector heater, Spanish style floor tiling and French Doors leading in to Kitchen/Breakfast Room .

Bedroom Four

10'1 x 9'6 (3.07m x 2.90m)

Window to front elevation, radiator, parquet flooring.

Kitchen/Breakfast Room

33'2 x 8'10 (10.11m x 2.69m)

Double radiator, two windows over looking the rear elevation, french doors lead out to conservatory, Spanish style floor tiling, door to the garage. Beautiful fitted kitchen comprising a range of wall and base units with laminate straight edge worktops, one and half bowel enamel sink unit with mixer tap, vertical radiator, built in dishwasher, built in brushed stainless steel electric oven and grill with gas hob, glass splash back, brushed stainless steel extractor canopy with light, built in fridge/freezer.

Utility Room

14'3 x 6'3 (4.34m x 1.91m)

Chrome heated towel rail, base units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, extractor fan, window over looks rear rear elevation, Spanish style floor tiling, door leading out to rear patio, door leading out to additional garage.

Shower Room

Suite comprising free standing basin with mixer tap set on a solid oak shelf, additional solid oak shelving, chrome heated towel rail, walk in double width shower with chrome fixed shower head, chrome controls, mosaic tiling and tiled splash backs, tiled floor, under floor heating and extractor fan.

First Floor Landing

Window to front elevation with pleasant views, under eaves storage cupboards, radiator, access to additional loft storage.

Master Bedroom

18'11 x 14' (5.77m x 4.27m)

Duel aspect windows to both the front and rear elevations, double radiator, built in wardrobe cupboards with hanging rail and shelving, door to en-suite

En-Suite

Suite comprising panelled bath, pedestal wash hand basin, wc with low level flush, tiled floor and walls, obscured glass windows to side elevation, single radiator with towel rail, electric shaver point and extractor fan.

Bedroom Two

14'9 x 11'8 (4.50m x 3.56m)

Window to front elevation, double radiator, built in wardrobe cupboard.

Bedroom Three

12'7 x 8'9 (3.84m x 2.67m)

Window over looks the rear elevation, double radiator, two built in wardrobes, built in airing cupboards with slatted shelving.

Family Bathroom

Contemporary suite comprising wc with low level flush, wall mounted wash hand basin with mixer tap, panelled bath with chrome shower controls, chrome shower head and fixing, chrome heated towel rail, window to rear elevation, tiled walls and tiled floor, under floor heating and extractor fan.

Front Garden

Private and secluded front garden with beautiful variety of mature shrubbery offering privacy and seclusion all enclosed

with fencing, extensive brick driveway for off road parking foe several vehicles ,suitable caravans, motor homes, boats etc, access via double gates, Driveway leads to both garages and side access via timber door, pleasant outlook on to a tree lined vista.

Rear Garden

Extensive, mainly laid to lawn with beautiful mature shrubbery and trees of various kinds, patio area for alfresco dining, outside water tap, timber framed shed, all enclosed with fencing to all sides.

Garage One

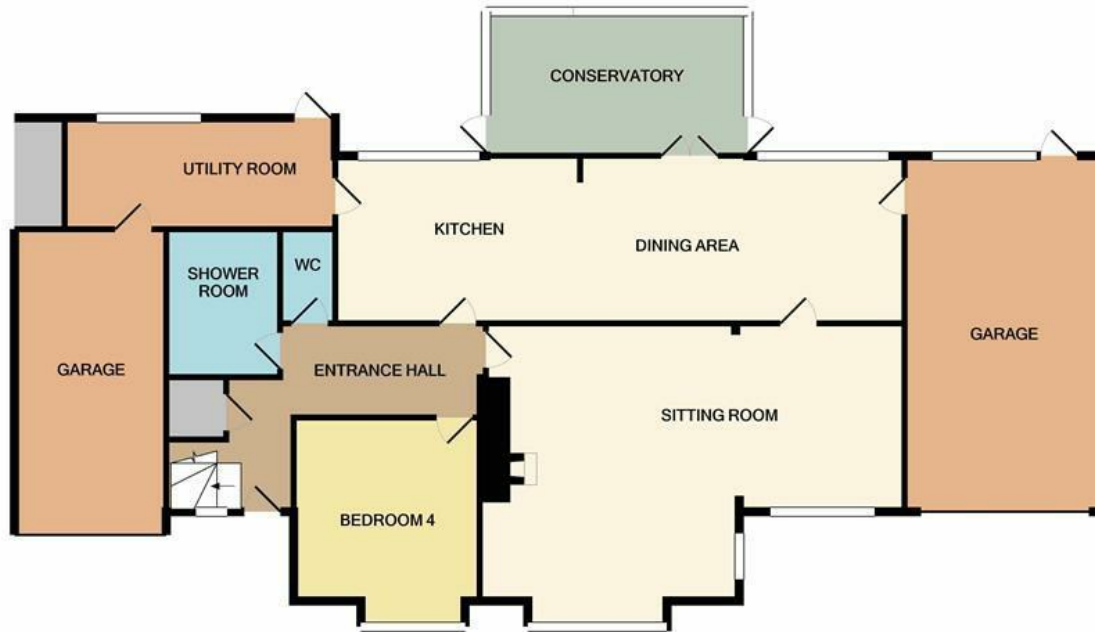
Up and over door, power and light, water tap, newly installed boiler. Hatch with additional storage space in the eave of the garage.

Garage Two

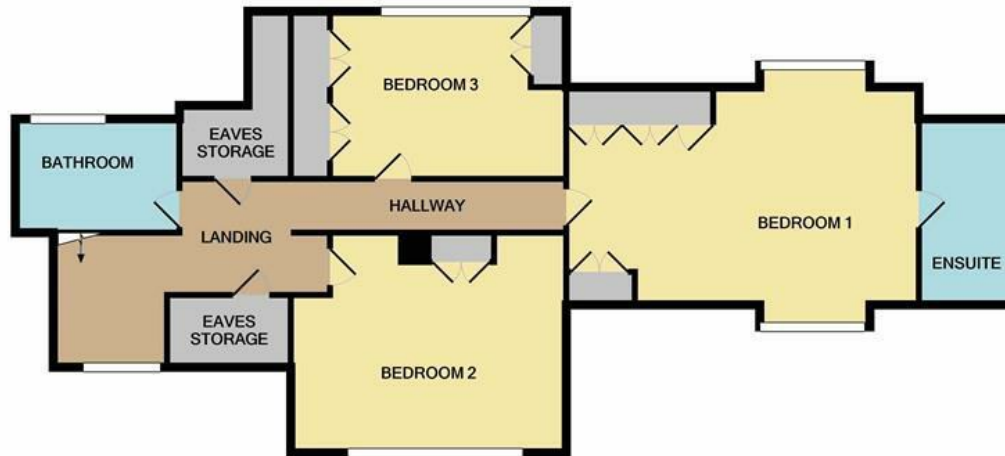
Spacious single garage with up and over door, door and window to rear, perfectly suitable for conversion in to a room with double skinned walls and radiator pipes ready to install if required.

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.

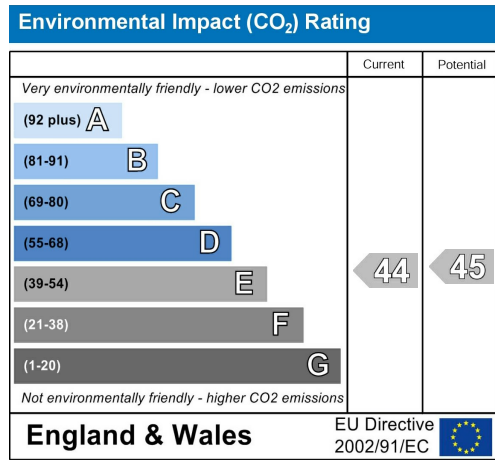
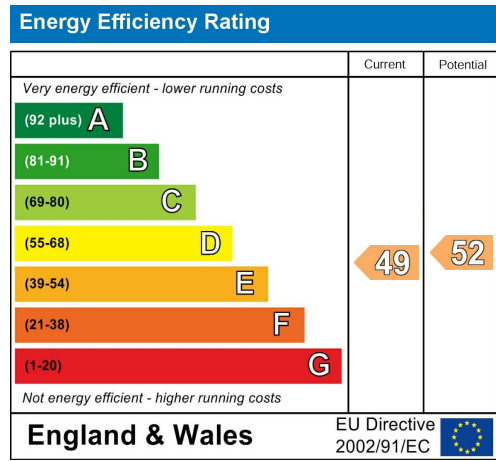


GROUND FLOOR
 APPROX. FLOOR
 AREA 1392 SQ.FT.
 (129.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 831 SQ.FT.
 (77.2 SQ.M.)
 TOTAL APPROX. FLOOR AREA 2223 SQ.FT. (206.5 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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