

RUSH
WITT &
WILSON



62 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ
£625,000

A stunning four bedroom detached house situated in a beautiful lane location opposite the 'Highwoods Golf Club', refurbished to an exceptional standard by the current vendors, double glazed windows and doors, two bathrooms, garage, downstairs cloakroom, stunning kitchen/breakfast room, beautiful landscaped front; side and rear gardens, extensive off road parking, gas central heating system with new boiler, double glazed windows and doors, Viewing 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.

Cloakroom

Rear aspect obscure double glazed window to the side elevation, low level w.c, half height wall panelling, radiator, part tiled walls.

Lounge

15'5 x 12'8 (4.70m x 3.86m)

Windows to both front and side elevations, beautiful brick inglenook fireplace with oak Bessemer, 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, double radiator, tiled floor, half height wall panelling.

Bedroom Two

12'2 x 11' (3.71m x 3.35m)

Window to front elevation, double radiator.

Bathroom

Modern suite comprising double ended 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 Hallway

Access to roof space.

Bedroom One

14'5 x 10'8 (4.39m x 3.25m)

Window to front elevation with views over Highwoods Golf Course, double radiator, walk-in dressing room with drawers and hanging rails and some shelving.

Bedroom Three

11' x 10'1 (3.35m x 3.07m)

Front aspect double glazed window to 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, w.c. 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 Garden**

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

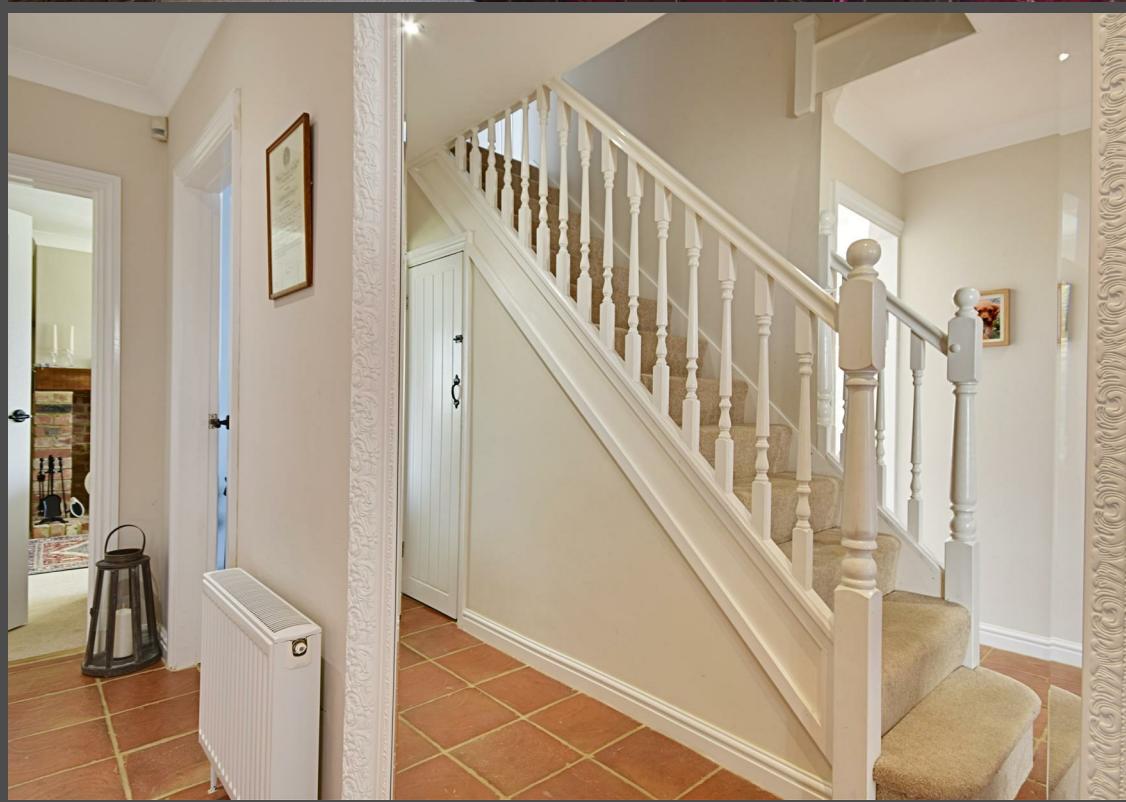
Two double opening doors to the front, window to the rear elevation, wall mounted combination boiler which has been recently installed and supplying domestic hot water and central heating. Personal door to the side.

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

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