



18 Ellerslie Lane, Bexhill-on-Sea, East
Sussex TN39 4LJ



PROPERTY DESCRIPTION

An individually designed 3 double bedroom Larkin detached bungalow situated at the head of this private road a short distance from Highwoods golf club. The accommodation comprises entrance porch, entrance hall, cloakroom, 30' sitting/dining room, 24' kitchen/breakfast room, shower room with W/C, conservatory, good size gardens, double garage and plenty of parking. EPC-D

FEATURES

- 3 Double Bedrooms
- 30' Living Room/Dining Room
- 24' Kitchen/Breakfast Room
- Conservatory
- 2 W/C's
- Shower Room
- Good Size Gardens
- Double Garage
- Larkin Construction
- Very Close To Highwoods Golf Club
- Council Tax Band F





ROOM DESCRIPTIONS

Entrance

Double glazed doors leading to enclosed entrance porch with courtesy door to the double garage and front door leading to the entrance hall with radiator, built-in airing cupboard housing hot water tank with storage cupboard over.

Separate WC/Cloakroom

Low-level WC, wash hand basin with mixer tap, part tiled walls, double glazed window.

Sitting/Dining room

30' 0" x 13' 0" (9.14m x 3.96m) A dual aspect room, the sitting area having double glazed window overlooking the front of the property, radiator, feature stone fireplace with TV stand and storage areas, wall lights. Dining area with radiator, wall lights, returned door to kitchen, door to the conservatory.

Conservatory

11' 0" x 10' 7" (3.35m x 3.23m) With tiled floor, brick base with double glazed windows and doors leading onto the patio and rear garden.

Kitchen/Breakfast Room

24' " x 11' 10" Double aspect having double glazed windows overlooking the rear and the side of the property, the kitchen area with one and a half bowl stainless steel sink unit with mixer tap, cupboard under, plumbing for washing machine and dishwasher, working surfaces with cupboards under and built in electric hob with extractor hood over, cupboards to either side, breakfast bar, further working surfaces with cupboards and drawers under, tall storage unit housing electric ovens with storage above and below, further working surface with cupboards above and below and tall storage cupboards, breakfast area with space for table, radiator, double glazed door with access to the side garden.

Inner Hallway

With access to the loft with fitted ladder.

Bedroom 1

15' 0" x 12' 0" (4.57m x 3.66m) Double glazed window overlooking the rear of the property, radiator, wall lights, range of built in wardrobes.

Bedroom 2

13' 8" x 12' 0" (4.17m x 3.66m) Double glazed window overlooking the front of the property, radiator, wall light, built in wardrobes.

Bedroom 3

15' 0" x 9' 0" (4.57m x 2.74m) Double glazed window without outlook to the side, radiator, built in wardrobe.

Shower room/WC

8' 9" x 7' 10" (2.67m x 2.39m) Large corner shower cubicle with glass screen and chrome fittings, heated towel rail, low-level WC, wash basin with mixer tap with storage cupboards below, tiled floor, part tiled walls, double glazed frosted window.

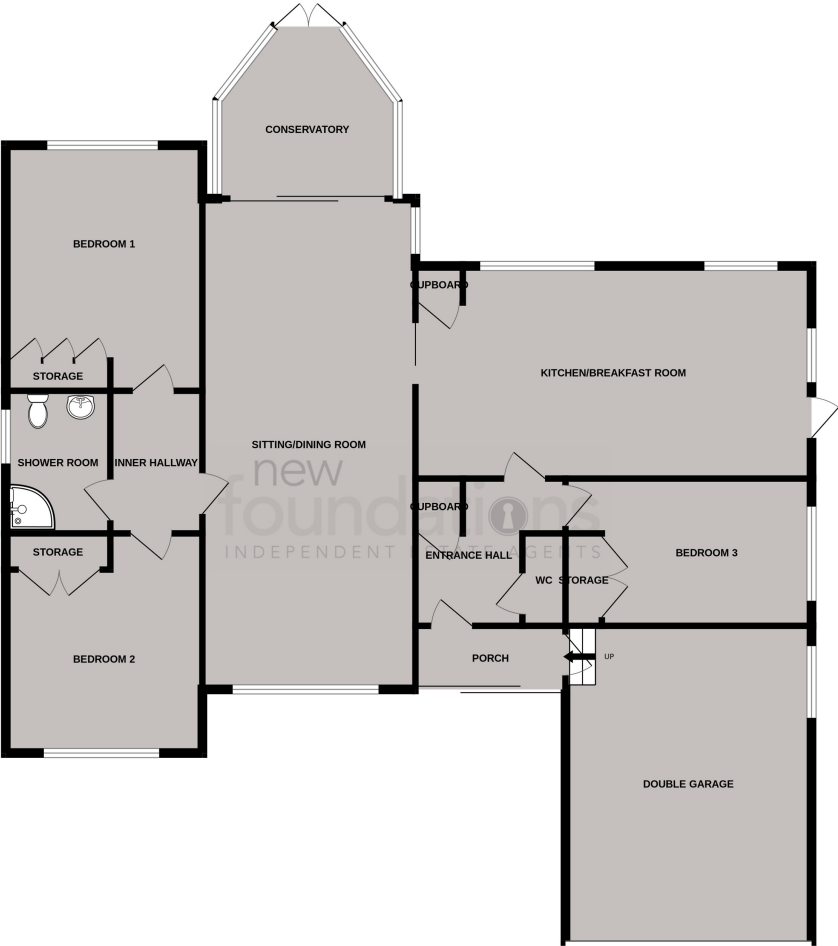
Outside

The property has a large area of off-road parking with double garage 19'3 x 15' with electric up and over door wall mounted gas boiler.

The principal area of garden is located to the rear, laid to lawn with flower and shrub borders, screened by fencing, full length patio to the rear of the property and further patio area with timber summer house, access to both sides of the property.

FLOORPLAN

GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

