



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£550,000** 52 Ellerslie Lane, Bexhill-on-Sea, East Sussex TN39 4LJ  
3 Bedroom 2 Bathroom 2 Reception







## AT A GLANCE...

This deceptively spacious chalet bungalow is situated in a prestigious location adjacent to Highwoods Golf Club. The property offers well-maintained accommodation over two floors which includes; A welcoming entrance hall opens into the spacious living room with a central feature fireplace. The impressive modern fitted kitchen has matching wall and base units with an integrated oven, hob and dishwasher. The conservatory has a tranquil feel overlooking the rear garden and has access into the separate utility room. Additionally, the ground floor boasts two good-sized double bedrooms and a shower room. On the first floor there is a spacious master suite with a large dressing room and an ensuite shower room. There is also abundant eaves storage space on the first floor, together with views over playing fields. Furthermore, the property is double glazed and has gas central heating. To appreciate the space and location of this property, your earliest viewing is highly recommended!

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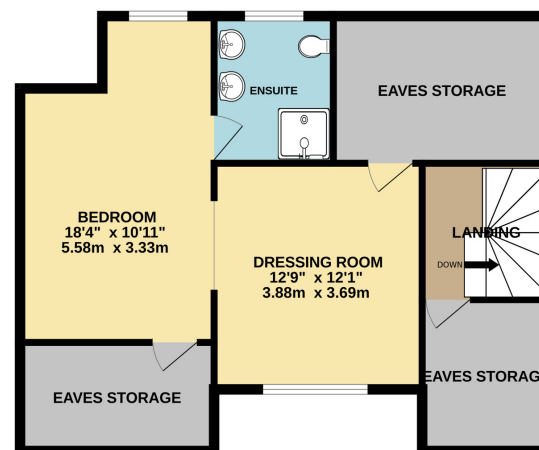
### Key Features:

- Deceptively Spacious Chalet Bungalow
- Adjacent To Highwoods Golf Course
- Two Shower Rooms
- Modern Kitchen/Breakfast Room & Separate Utility Room
- Highly Desirable & Peaceful Location
- Three Double Bedrooms
- Well-Kept Gardens

GROUND FLOOR  
1450 sq.ft. (134.7 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 2122 sq.ft. (197.2 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	83
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Exterior

Off road parking is available for several vehicles at the front of the property, together with an area of lawn and access into the garage.

The rear garden is predominately laid to lawn with a variety of well-established shrubs, plantings and a garden shed.

### Location

The property is located adjacent to Highwoods Golf Club and just 1.5 miles from Bexhill's iconic seafront promenades, town centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School and a bus stop all within walking distance of the property along with a local convenience store.

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