



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



PROPERTY DESCRIPTION

CHAIN FREE. A three bedroom detached chalet style house situated in cul-de-sac just off Ellerslie Lane and approximately a mile from Little Common Village with an array of shops and amenities. The ground floor accommodation comprises; entrance porch, entrance hall, lounge with double doors leading to a separate dining room, conservatory, fitted kitchen, master bedroom and bath/shower room. On the first floor there are two further good size bedrooms, additional bathroom and various storage areas. Outside there is a good size driveway leading to the DOUBLE GARAGE and a level manageable rear garden. EPC - E

FEATURES

- Three Bedroom Detached Chalet Style Property
- Chain Free
- Cul-De-Sac Off Ellerslie Lane
- Two Reception Rooms
- Double Garage With Internal Access
- Ground Floor Bedroom & Bath/Shower Room
- Low Maintenance & Level Rear Garden
- Two Good Size First Floor Bedrooms
- Further First Floor Bathroom
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to entrance hall, two radiators, under stair storage cupboard, built-in cloaks cupboard, central heating thermostat, courtesy door to the garage.

Sitting Room

16' 8" x 13' 3" (5.08m x 4.04m) Double glazed window overlooking the front of the property, radiator, television point, wall lights, glazed doors leading through to the dining room.

Dining Room

16' 8" x 12' 9" (5.08m x 3.89m) With radiator, serving hatch, window overlooking the conservatory, door, giving access to the conservatory, returned door to hallway.

Kitchen

13' 7" x 10' 7" (4.14m x 3.23m) Double glazed window overlooking the rear garden, double drainer stainless steel sink unit with mix tap, range of working surfaces with cupboards and drawers under, built in four ring gas hob with extractor hood over, double built in electric oven, built-in fridge and freezer, radiator, tiled wall, door to the conservatory.

Conservatory

12' 3" x 9' 10" (3.73m x 3.00m) Brick base with PVC double glazed window and French doors giving access to the rear garden.

Ground Floor Bedroom 1

15' 6" x 11' 7" (4.72m x 3.53m) Double glazed window overlooking the rear garden, radiator.

Ground Floor Bathroom

Fitted panel bath with mixer tap and shower attachment, low-level WC, wash hand basin, enclosed shower cubicle, frosted double glazed window, tiled walls, heated towel rail.

First Floor Landing

Stairs rising to the first floor landing with access to eaves storage space.

First Floor Bedroom 2

16' 7" x 16' 5" (5.05m x 5.00m) Dual aspect with double glazed windows overlooking the side and the front of the property, radiator, access to eaves storage space.

First Floor Bedroom 3

13' 6" x 12' 8" (4.11m x 3.86m) Double glazed window overlooking the rear of the property, radiator,

First Floor Bathroom

Fitted panel bathroom with mixer tap and shower attachments, pedestal wash basin, low level WC, tiled walls, frosted double glazed window, radiator, heated towel rail.

Outside

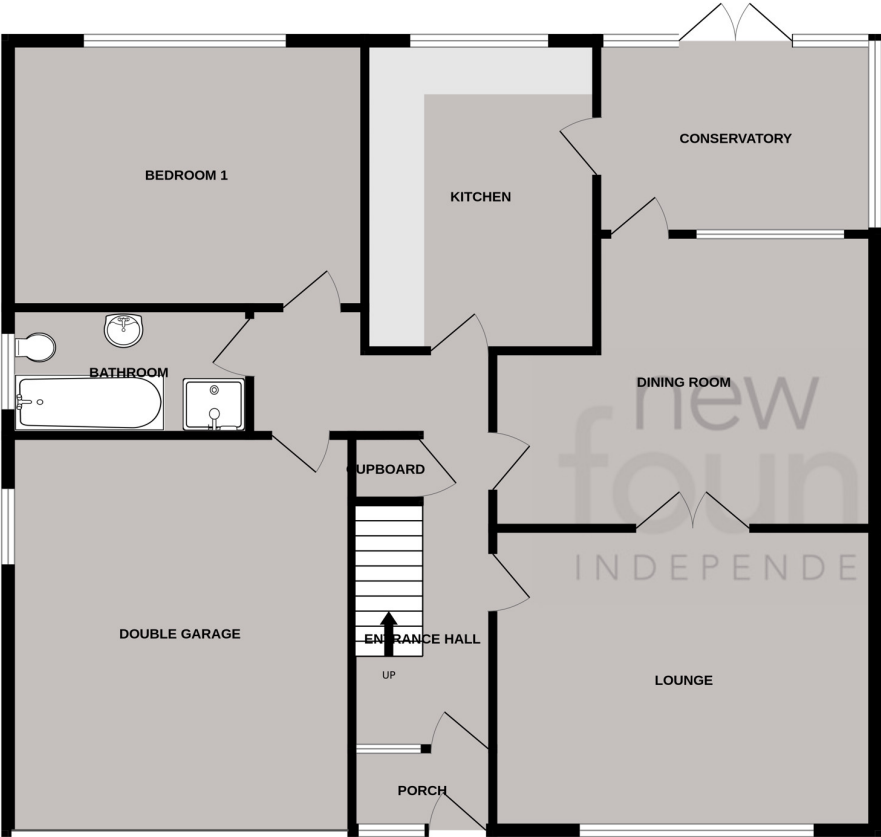
The principal area of gardens are laid to lawn with timber shed, screened by hedging and fencing, outside tap, gated side access.

To the front of the property the gardens are laid to lawn with double driveway leading to double garage with up and over door, outside light.

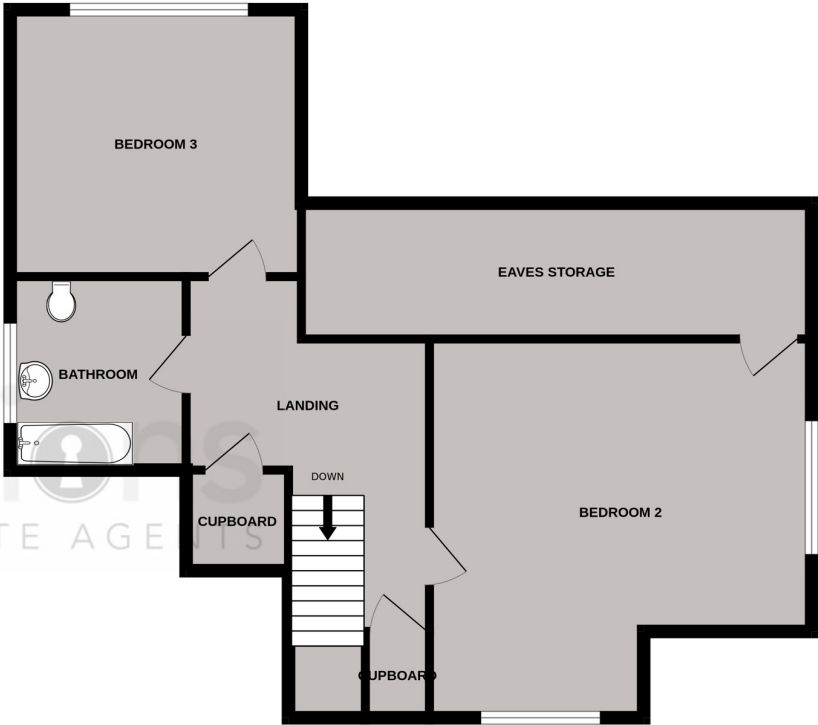


FLOORPLAN

GROUND FLOOR



1ST 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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