



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



PROPERTY DESCRIPTION

A well presented and spacious three bedroom detached chalet with an attractive outlook to the rear backing onto playing fields. Situated in this sought after area of West Bexhill, located within close walking distance of Highwoods Golf Club. The numerous features include a modern Kitchen/Breakfast Room, large conservatory, off road parking with space for several cars and single garage, large first floor bedroom with additional dressing room area and En-Suite shower room, well maintained rear garden. EPC - C

FEATURES

- Three Bedroom Detached Chalet
- Desirable West Bexhill Location
- Ground Floor Shower Room and WC
- Modern Kitchen with Additional Utility Room
- En Suite Shower Room
- Large Conservatory
- Close To Highwoods Golf Club
- Council Tax Band - E
- Attractive rear outlook onto playing fields





ROOM DESCRIPTIONS

Entrance Hall

Double glazed obscured glass door with obscured double glazed side screens to either side leading to enclosed entrance vestibule with double glazed door leading to entrance hall with radiator, three built in storage cupboards.

Living Room

18' 1" x 11' 11" (5.51m x 3.63m) A dual aspect room with double glazed windows having an outlook over the front and side of the property, radiator, feature fireplace with surround, archway leading through to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

20' 3" x 11' 11" (6.17m x 3.63m) With a range of modern units comprising; one and a half bowl ceramic sink unit with mixer taps and instant hot water tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, space for American style fridge freezer, large central island with drawers and cupboards below, built in and concealed dishwasher, tallboy housing built in Neff electric oven, four ring electric hob with cupboard above and drawers below, spotlights, radiator, double glazed window, double glazed door leading onto conservatory and further double glazed sliding door leading onto conservatory.

Conservatory

21' 1" x 9' 1" (6.43m x 2.77m) Being a particular feature of the property with views over the well-kept gardens, brick base with double glazing, two radiators, attractive lantern, double glazed french doors leading into utility room.

Utility Room

9' 10" x 9' 8" (3.00m x 2.95m) With a range of working surfaces with single bowl stainless steel sink unit with mixer tap and cupboards below, space for washing machine and tumble dryer, double glazed windows having outlook into the gardens with double glazed door, attractive lantern.

Ground Floor Bedroom 1

12' 10" x 12' 8" (3.91m x 3.86m) With double glazed curved bay windows having an outlook over the front of the property with radiator, built in storage cupboard.

Ground Floor Bedroom 2

12' 11" x 11' 11" (3.94m x 3.63m) With double glazed window having an outlook into the utility room, radiator, built in under stairs storage cupboard.

Shower Room

With large shower tray with glass screens, low-level WC, vanity unit wash hand basin with mixer tap, tiled walls, frosted glass double glazed window.

Separate WC

With low-level WC, wash hand basin with tiled splashback, frosted glass double glazed window.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with double glazed window having outlook over the side, door to eaves storage cupboard, door to first floor bedroom.

First Floor Bedroom 1

Dressing Area 12' 9" x 12' 1" (3.89m x 3.68m) Dressing area with door to eaves storage cupboard, radiator, double glazed windows having outlook over the front of the property, archway leading into Bedroom area measuring 18' 4" narrowing to 15' 6" x 10' 11" (5.59m x 3.33m) With access to eaves storage, radiator, double glazed window having outlook over the rear of the property, TV point, door to ensuite shower room.

En Suite Shower Room

Shower tray with electric Mira shower over with glass screen, low-level WC, him and her vanity unit with wash hand basins, frosted glass double glazed window, tiled walls, ladder radiator.

Outside

To the rear of the property is an attractive well maintained garden, screened by mature hedging and shrubs with fencing beyond, timber shed, access down the side of property via gate leading to the front, outside tap and outside power, courtesy door to the rear of the garage.

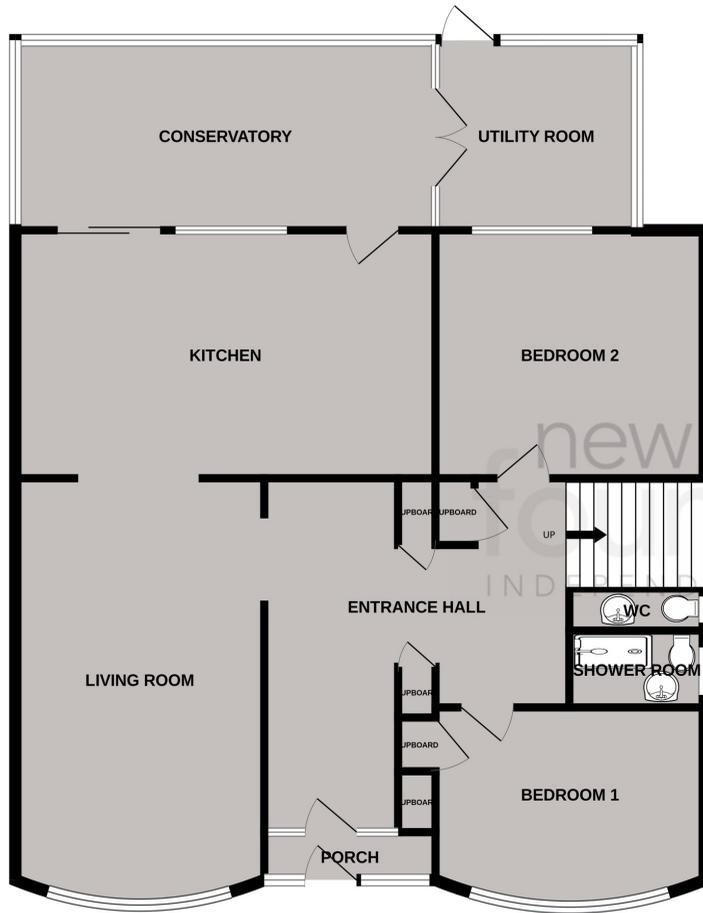
To the front of the property there is a good size frontage with parking for several cars leading up to the garage, attractive area of lawn with flower and shrub borders.

Garage

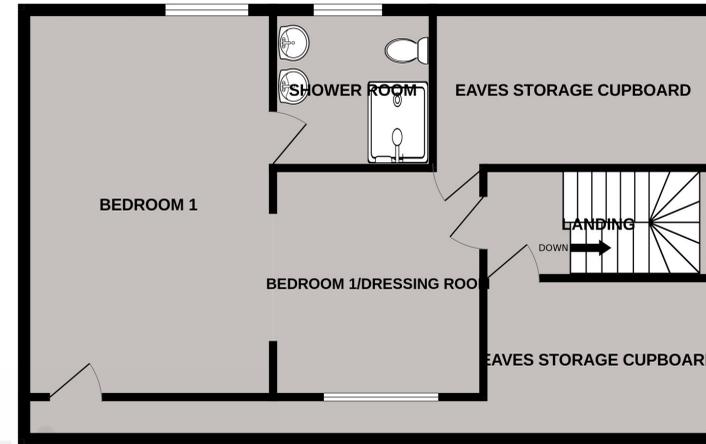


FLOORPLAN

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	81

England, Scotland & Wales EU Directive 2002/91/EC

