




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

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



AT A GLANCE...

This deceptively spacious detached chalet bungalow enjoys an exceptionally private setting and is offered to the market with no onward chain.

Situated in a peaceful private road just off the highly desirable Ellerslie Lane in West Bexhill, the property offers generously proportioned accommodation throughout. An enclosed entrance porch opens into a welcoming reception hall. The dual-aspect living room, measuring just under 22ft is an inviting space featuring sliding doors that lead into the sun room, which enjoys attractive views over the private frontage. The fitted kitchen comprises a range of matching wall and base units, an integrated oven, gas hob, and space for additional appliances.

The ground floor also benefits from a double bedroom, a bathroom suite, and a separate dining room with double doors opening into the conservatory, providing an excellent space for entertaining and enjoying the rear garden outlook.

To the first floor is an impressive master suite, complete with extensive built-in wardrobes and a spacious four-piece bathroom suite, along with an additional bedroom. Further benefits include gas central heating and double glazing throughout. To fully appreciate the generous accommodation and particularly private position this property offers, early viewing is highly recommended.



Key Features:

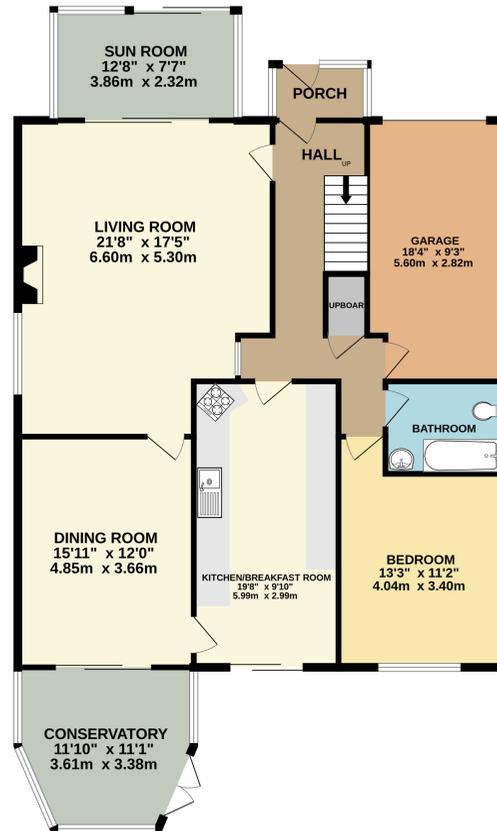
- Deceptively Spacious Chalet Bungalow
- Exceptionally Private Setting
- Three Bedrooms
- Two Bathrooms
- Extensive Driveway & Garage
- Conservatory & Sun Room
- No Onward Chain
- Highly Desirable & Peaceful Location

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GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Exterior

The property is approached via a private road off Ellerslie Lane, tucked away and screened by mature trees to provide an excellent degree of privacy. To the front, there is extensive off-road parking along with access to the garage via an up-and-over door. The rear garden is predominantly laid to lawn and features a patio area as well as a decked section, ideal for alfresco dining and outdoor entertaining. The garden is complemented by a variety of well-established plants and shrubs, a garden shed, and convenient side access leading back to the front of the property.

Location

This property is located in a popular area of West Bexhill. It lies just under a mile from Little Common village, which offers a number of independent shops, a Tesco Express, a doctors' surgery, a dentist, and Little Common primary school, which was recently rated as 'outstanding' by Ofsted. The iconic seafront promenades and Bexhill mainline railway station are just under two miles from the property.

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