



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£1,100,000

The Spinney Ellerslie Lane, Bexhill-on-Sea, East Sussex  
TN39 4LJ  
 5 Bedroom  4 Bathroom  3 Reception



# AT A GLANCE...

This truly exceptional bespoke detached residence, completed in 2019, occupies an enviable position with breath-taking views across The Highwoods Golf Course and the rolling Whydown countryside. Finished to an impeccable standard, the home showcases premium contemporary fixtures and fittings, thoughtfully arranged across three beautifully designed floors.

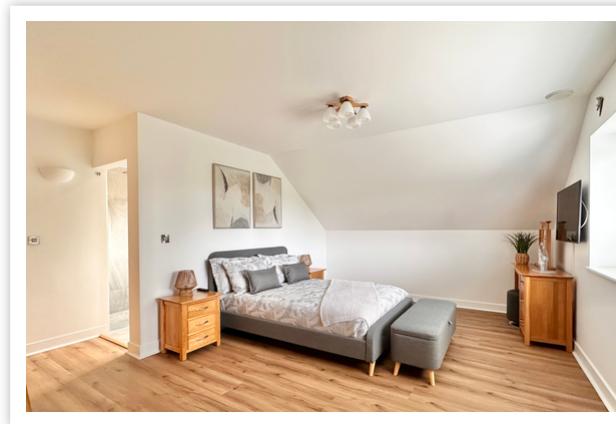
The property is equipped with an impressive range of state-of-the-art features, including a discreet built-in central vacuum system, an integrated air purification system, rainwater harvesting, water softening, automatic lighting, CAT5 cabling and underfloor heating throughout—delivering both comfort and cutting-edge efficiency. The accommodation begins with a striking reception hall, centred around a bespoke handmade curved oak staircase. The dual-aspect living room enjoys bi-folding doors opening onto the rear garden, complemented by a curved bio-ethanol fireplace. At the heart of the home lies the stunning open-plan kitchen and dining area, fitted with a individually designed kitchen featuring matching wall and base units, finished with granite worktops. Integrated AEG appliances include twin eye-level ovens, an induction hob and a dishwasher, with additional space for an American-style fridge/freezer. A door leads through to the utility room, providing space and plumbing for further appliances. The ground floor is completed by an additional lounge and a luxurious, high-specification shower room.

The first floor offers a spacious landing leading to the impressive master suite, which includes a walk-in wardrobe and a beautifully appointed four-piece bathroom. Double doors open onto a generous west-facing sun terrace, boasting far-reaching views over the 10th hole of the golf course and the surrounding countryside beyond. Also on this level is a second en-suite bedroom, two further well-proportioned double bedrooms all with built-in wardrobes, and an elegant four-piece family bathroom.

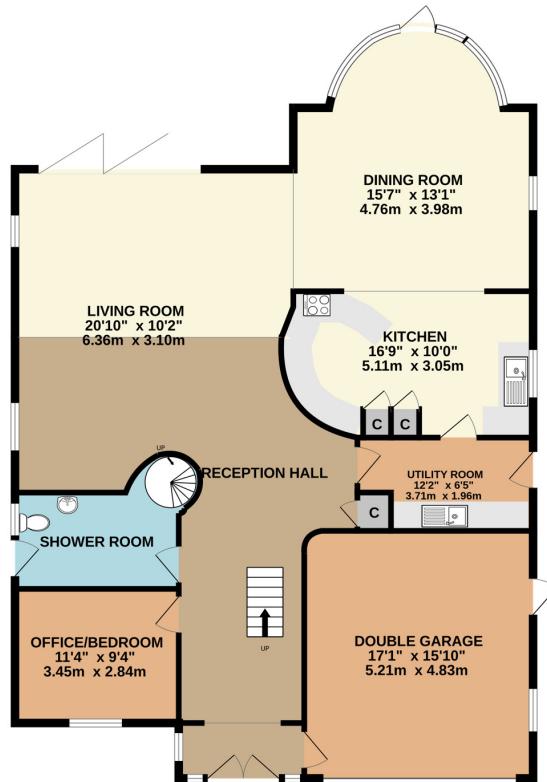
A staircase rises to the second floor, where a substantial family games room enjoys elevated panoramic views and is equipped with a Fangor projector screen. This highly versatile space offers excellent potential for annexe accommodation, should it be required.

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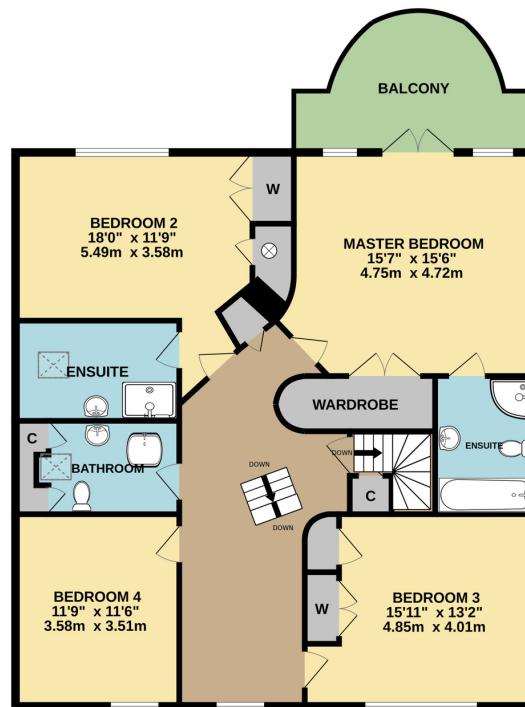
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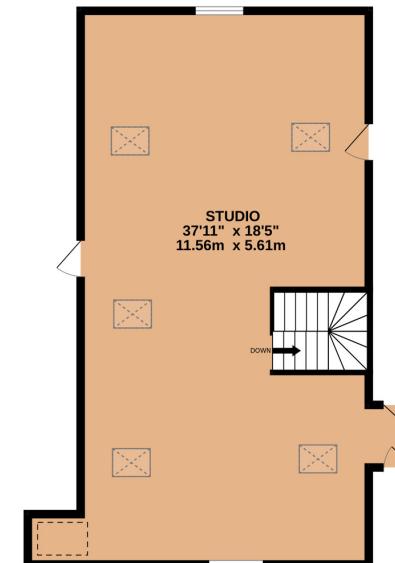
GROUND FLOOR  
1592 sq.ft. (147.9 sq.m.) approx.



1ST FLOOR  
1370 sq.ft. (127.3 sq.m.) approx.



2ND FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



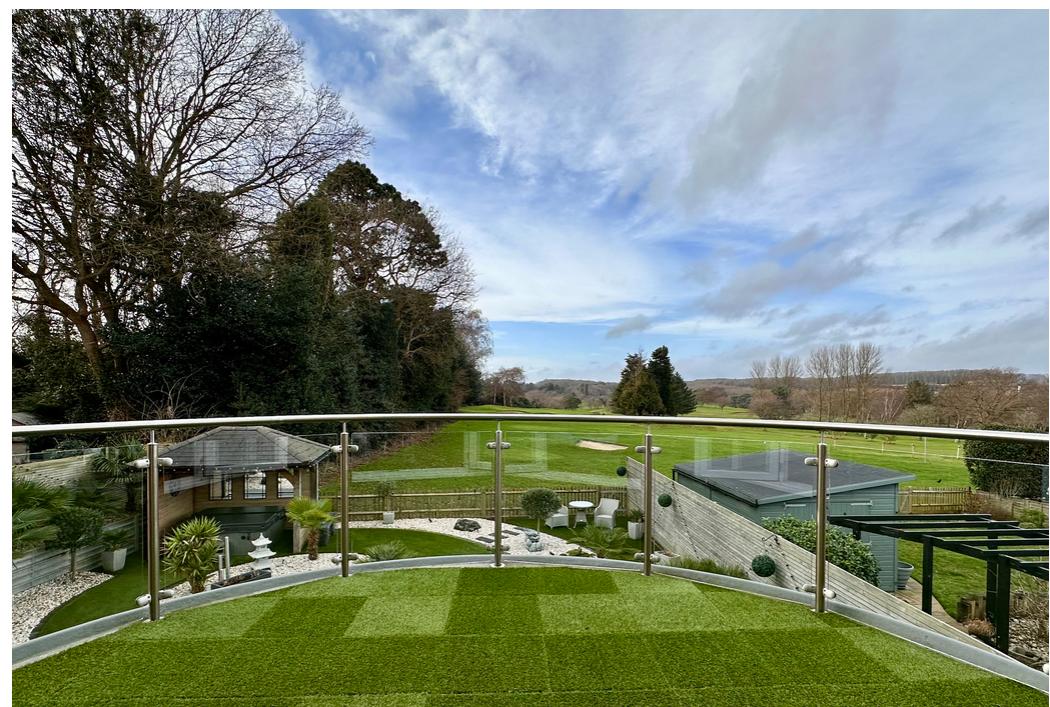
TOTAL FLOOR AREA : 3950sq.ft. (367.0 sq.m.) approx.

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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### Exterior

To the front, a block-paved driveway provides generous off-road parking. The frontage is enhanced by a walled garden area with feature stone planting and mature palm trees, while gated side access is available on both sides of the property.

The rear garden has been thoughtfully landscaped for low maintenance and year-round enjoyment, featuring an expanse of quality artificial lawn complemented by white stone borders, dedicated seating areas, and a timber pergola with a slated roof. This impressive space houses a hot tub and bar area, creating an ideal setting for both relaxation and entertaining, with a picket fence forming the rear boundary.

The double garage is fitted with an electric roller door and benefits from lighting, appliance space, and a Worcester boiler system.

### 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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