

**RUSH
WITT &
WILSON**



**May Cottage, 52 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ
Guide Price £625,000**

An opportunity to acquire this well presented three bedroom detached chalet bungalow in this sought after lane position of Highwoods. Offering bright and spacious accommodation throughout, the property comprises a large entrance hall, bay fronted lounge, stunning modern fitted kitchen, large 22ft conservatory, utility room, two double bedrooms, shower room and separate W/C all to the ground floor. To the first floor there is a large master bedroom with an occasional bedroom / dressing room and large eaves storage. Other internal benefits include gas central heating and double glazed windows and ample storage space throughout. Externally, the property boasts a beautiful private and secluded rear garden. To the front there is a driveway providing off road parking for multiple vehicles leading to the garage. Ideally situated in this highly sought after Highwoods Location within walking distance to Highwoods Golf Club. Viewing comes highly recommended by Rush, Witt & Wilson Bexhill. Council tax Band E.



Entrance

Double glazed front door with double glazed sidelight windows leading to Entrance Porch

Entrance Porch

Double glazed internal front door with double glazed side light windows leading to large Entrance Hall

Large Entrance Hall

Two radiators, two storage cupboards with hanging space and shelving, linen / airing cupboard with slatted shelving, stairs leading to first floor, Karndean flooring. Stair lift installed which could be easily removed if needed.

Lounge

19'7" x 12'0" (5.97 x 3.66)

Double glazed bay window to front elevation, double glazed window to side elevation, radiator, open archway leading to the kitchen, featured fireplace with fitted gas fire, Karndean flooring

Kitchen

20'2" x 12'0" (6.16 x 3.68)

Stunning fitted kitchen with a range of matching wall and base level units with laminate straight edge worktops surfaces, integrated 'Neff' oven, worktop mounted induction hob with fitted extractor hood above, bowl and half sink with drainer and mixer tap, integrated dishwasher, space for American style fridge & freezer, kitchen island, two radiators, double glazed sliding patio door and obscure double glazed door both leading to Conservatory, open arch leading back through to the Lounge.

Conservatory

20'9" x 9'1" (6.33 x 2.78)

Two radiators, triple aspect double glazed windows to the rear and both sides all overlooking the rear garden, double glazed french doors giving access onto to the utility room, Karndean flooring

Utility Room

9'3" x 9'7" (2.84 x 2.94)

Double glazed door giving access onto rear garden, triple aspect double glazed windows to the rear and both side elevations, matching base level units with laminate work top surfaces, plumbing space for washing machine, space for tumble dryer, stainless steel single sink with drainer and mixer tap, extractor fan, Karndean flooring

Bedroom Two

14'2" x 12'8" (4.32 x 3.88)

Double glazed window wot front elevation, one radiator fitted storage cupboards with hanging space and shelving

Bedroom Three

12'9" x 11'11" (3.90 x 3.65)

Double glazed window to rear elevation, radiator, understair storage cupboard

Shower Room

Obscured double glazed window to side elevation, white heated towel rail, large walk in shower cubical with wall mounted controls, shower & shower attachment, vanity unit with wash hand basin with mixer tap and storage beneath, low level w/c, tiled walls, electric shower point

Seperate W/C

Obscured double glazed window to side elevation, low level w/c, wall mounted wash hand basin with tiled splash back

First Floor Landing

Double glazed window to side elevation, door giving access to large eaves storage

Occasional Bedroom / Dressing Room

12'9" x 12'1" (3.89 x 3.69)

Double glazed window to front elevation, radiator, door with access to large eaves storage, open archway leading to Master Bedroom

Master Bedroom

18'3" x 10'10" (5.58 x 3.32)

Double glazed to rear elevation, radiator cupboard with access to eaves storage, door leading to ensuite shower room, open arch leading to dressing room.

Ensuite

Obscured double glazed window to rear elevation, white heated towel rail, bathroom suite comprising, large walk in shower cubical with wall mounted controls, shower and shower attachment, low level w/c and vanity unit with his & hers sinks and storage cupboards beneath, extractor fan, tiled walls, mirror with electric shaver point

Outside

Rear Garden

Beautifully maintained rear garden which is mainly laid to lawn with extensive and matured plants, shrub and hedging, timber garden shed with light & power, door giving rear access into garage, gated access down both sides to the property leading to the front

Front of Property

Driveway proving off-road parking for multiple vehicles leading to the garage, front garden mainly laid to lawn with mature plants and shrubs.

Agents Notes

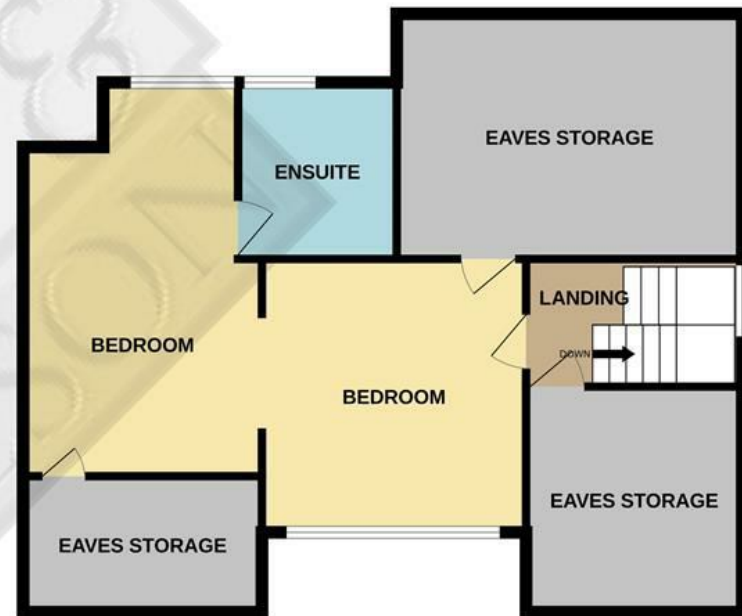
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
1567 sq.ft. (145.5 sq.m.) approx.



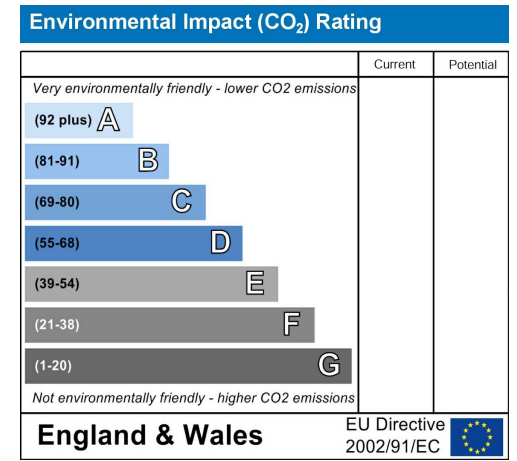
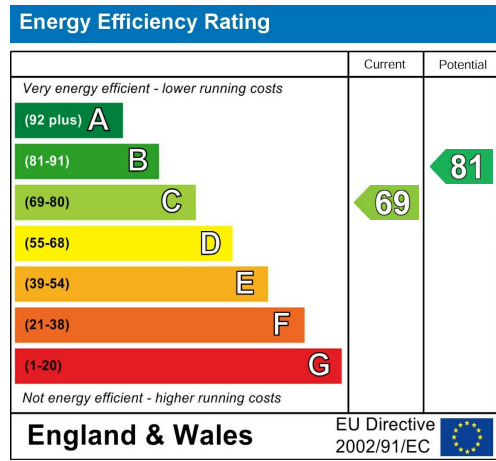
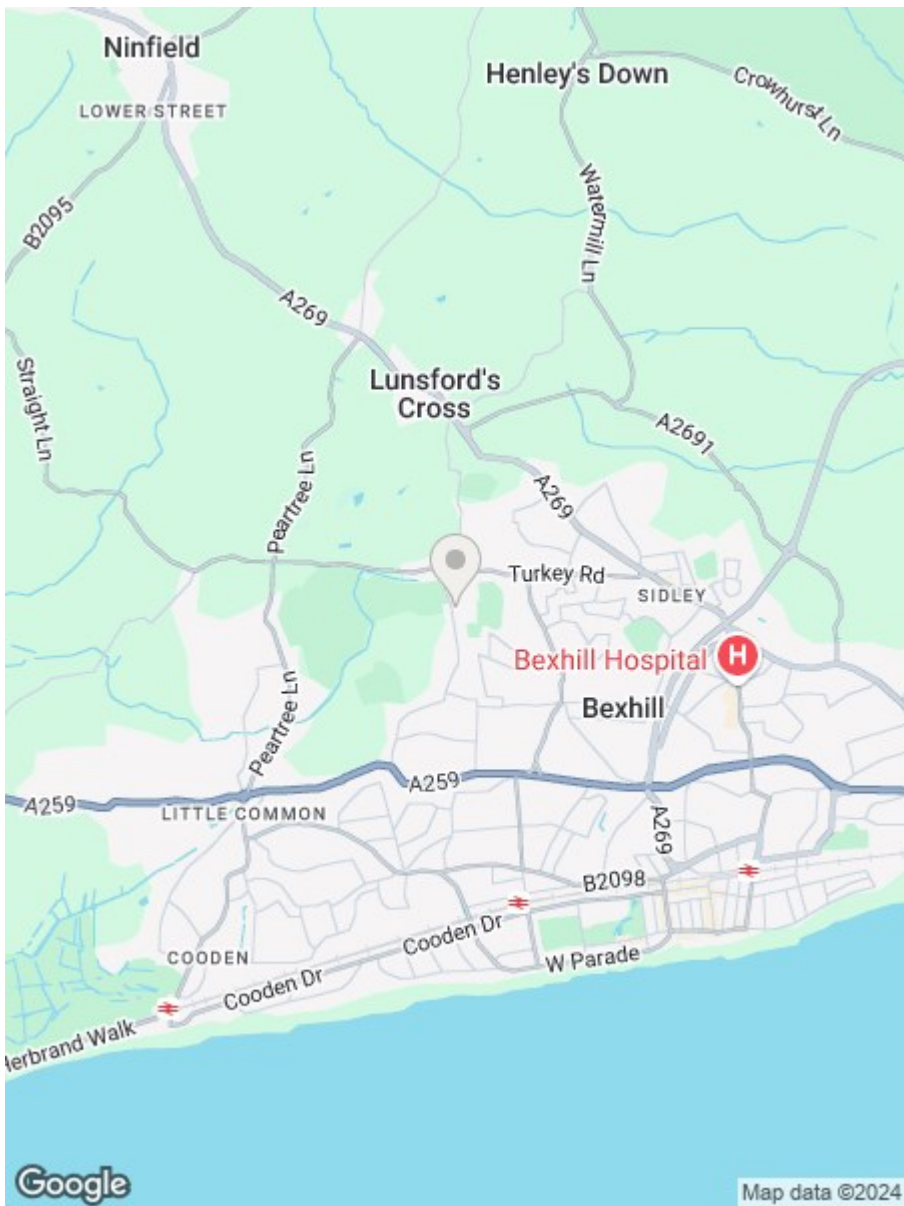
1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 2375 sq.ft. (220.6 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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