RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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3 Highwoods House 60 Ellerslie Lane, Bexhill-On-Sea, East Sussex TN39 4LJ

£900 Per Month

A well presented one bedroom first floor flat beautifully situated in this leafy lane position opposite Highwoods Golf Course. This bright and sunny flat has stunning countryside views to the south, east and north aspect, the property comprises lounge/diner, double bedroom, modern fitted kitchen and bespoke modern fitted shower room. Other internal benefits include double glazed windows, and modern thermostatic electric radiators. Externally, the property has a driveway providing additional off road parking and a car-port with allocated parking space. Viewing comes highly recommended by RWW Bexhill, to appreciate this stunning apartment in this unique and idyllic location. Council Tax Band B. EPC rating E.

Terms £1038 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Communal Entrance
Communal entrance door with entry phone system leading to communal hallway. Communal hallway with stairs leasing to first floor.

Hallway
Obscured internal front door, double glazed window to side elevation, modern thermostatic electric radiator, airing cupboard housing hot water cylinder with slatted shelving, newly fitted modern electric consumer unit.

Lounge/Diner
14'4" x 13'1" (4.37 x 4.01)
Two double glazed windows to side elevation, modern thermostatic electric radiator, fireplace with electric fire.

Kitchen
9'3" x 4'11" (2.83 x 1.50)
Double glazed window to rear elevation, modern fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, integrated electric oven, worktop mounted electric hob with fitted extractor hood above, composite single sink with drainer and mixer tap, space for under counter fridge, space for additional under counter appliance, bespoke serving hatch through to the hallway.

Bedroom
14'0" x 13'10" (4.27 x 4.23)
Two double glazed windows to rear elevation, modern thermostatic electric radiator, fitted storage cupboard, feature alcove.

Shower Room
Double aspect obscured double glazed windows to rear and side elevations, heated chrome towel rail, modern white suite comprising low level WC, wash hand basin, large walk in shower cubicle with wall mounted electric power shower and shower attachment, fitted bathroom mirror and demister, part tiled walls.

Outside

Driveway & Carport
Driveway providing some additional parking spaces leading to car port. Carport has an allocated parking space. Bin storage area gate leading to communal garden.

Agents Note
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/
According to the gov.uk website the property is located in an area at very low risk of flooding.

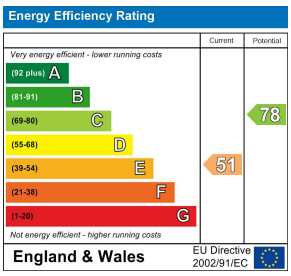
N.b
Please note that all furniture is included in the sale of the flat.

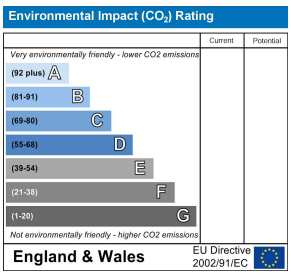


TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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RUSH WITT & WILSON

1 Bexhill Road
St.Leonards-on-Sea
East Sussex
TN38 0AH
Tel: 01424 430011
lettings@rushwittwilson.co.uk
www.rushwittwilson.co.uk

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