



# Hilltop, 25a Fryatts Way

Bexhill-on-Sea, East Sussex, TN39 4LW



**COURT**  
DEVELOPMENTS

**Batcheller  
Monkhouse**

*Our Corner of England*

# HILLTOP, 25A FRYATTS WAY

This stunning, individual, brand new, detached bungalow situated at the end of a no-through road off the lovely tree-lined Ellerslie Lane in Bexhill-on-Sea. Finished to an exceptional standard with high specifications and a south-west facing rear garden. READY SPRING 2024.

## Ground Floor

- Spacious Entrance Hall
- Large Kitchen/Dining/Family Room with bi-fold doors
- Separate Living Room with garden outlook
- Master Bedroom with en suite Shower Room
- Family Bathroom
- Bedroom 2 with feature window

## Outside

- Private driveway with parking for two cars
- Attractive landscaped Gardens with patio

## Additional Information

- 10 year Protek structural warranty



## DESCRIPTION

Hilltop is a very attractive individual red brick bungalow situated in a popular and quiet area of Bexhill-on-Sea within half a mile of Little Common village with its shopping facilities, doctors surgery and bus services. Bexhill Town Centre is within 2 miles with its range of shops, restaurants, mainline railway station and seafront.

The hallway is light and spacious leading towards the living room and the open plan kitchen/dining area at the back of house, with bi-fold doors overlooking a private garden with a generous patio. There are two good sized bedrooms, one with an en-suite shower room . Separate lounge with views over the rear garden.

The main features of the property include:

- Through the **front door** into the light and airy **entrance hall** with hallway cupboard.
- The **kitchen/dining room** has high quality Shaker style units with quartz worktops and splashbacks, integrated appliances including induction hob; multifunction double oven; dishwasher; fridge/freezer and washing machine.
- In this open plan space is a lovely bright and airy **dining area** with lots of room for a dining table featuring bi-fold doors out into south/west facing garden.
- Separate **living room** with views over the rear garden.
- At the rear of the property the **principal bedroom** looks out over the garden, and has an **en-suite shower room** with double shower, ample cupboard space and heated towel rail.
- In the middle of the house is the **family bathroom**, with shower over the bath, lots of storage space and a heated towel rail.
- At the front of the property is **bedroom 2** with feature window.

Throughout the property there is zoned underfloor heating run off the high efficiency air source heat pump, and engineered flooring.

**Please Note:** the property photos are CGIs

## OUTSIDE

There is off-street parking on the driveway to the front of the property.

The garden to the rear is landscaped and laid to lawn with a paved patio area. There is a useful outside tap and electrical point.



## AMENITIES

**Local:** Highwoods Gold Course is very close by, and Little Common village, with its public houses, coffee shops, recreation ground and Broad Oak Park. The charming village of Hooe is only about 2 miles away, with the popular Red Lion public house, Hope Farm shop/cafe and repair garage.

**Towns:** For more comprehensive amenities and shops, Little Common village is about 1 mile; Bexhill-on-Sea (about 0.8 of a mile); Battle (about 7.3 miles); Hastings (about 7.6 miles) and Eastbourne (about 11.3 miles).

**Transport:** Train stations at Cooden Beach (2 miles) and Bexhill (2 miles) on the Hastings - Brighton line; Battle station (6.7 miles) on the London Bridge/Charing Cross line.

**Schools:** Primary schools in Little Common, Bexhill, Ninfield and Glenleigh Park; Bexhill High Academy; St Richard's Catholic College; Bexhill Sixth Form College; Battle Abbey School; Claremont Preparatory at St Leonards and Senior School at Bodiam.

**Leisure:** The coast at Cooden Beach and Bexhill; golf at Highwoods Golf Course; sailing, leisure centres, tennis, football and bowls at Bexhill; arts and events at the De La Warr Pavilion, Bexhill.

## DIRECTIONS

From the roundabout at Little Common, head east on the A259 Little Common Road and turn left onto Broadoak Lane. At the crossroads turn left onto Eilerslie Lane and take the first left onto Fryatts Way. Follow the road around to the right and the property will be located on the left side of the road.

**What3Words:** ///shirts.firework.rosier

## Additional Information

**Local Authority:** Rother District Council, Bexhill-on-Sea. Telephone 01424 787000.

**Services:** Mains electricity, drainage and water

**Land Registry Title Number:** ESX104107

**Tenure:** Freehold. **EPC:** EPC rating TBC **Council Tax:** Band TBC

**GUIDE PRICE £545,000**

## Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle  
01424 775577  
battle@batchellermonkhouse.com

Haywards Heath  
01444 453181  
hh@batchellermonkhouse.com

Pulborough  
01798 872081  
sales@batchellermonkhouse.com

Tunbridge Wells  
01892 512020  
twells@batchellermonkhouse.com

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6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

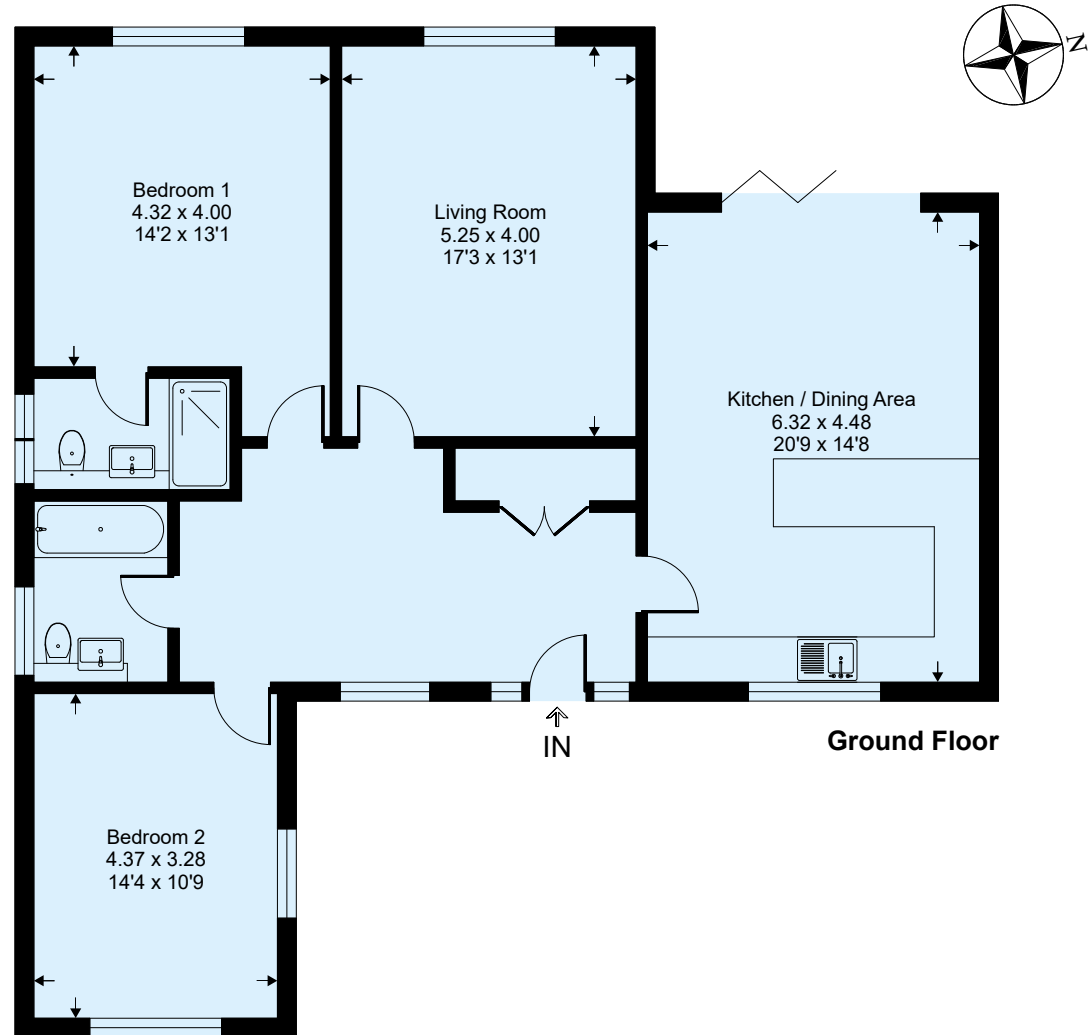
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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## 25a Fryatts Way, Bexhill-on-Sea, East Sussex, TN39 4LW

Approximate Gross Internal Area = 113 sq m / 1220 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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