



24 Ocklynge Close, Bexhill-on-Sea,  
East Sussex TN39 4PF



## PROPERTY DESCRIPTION

A spacious 3 bedroom semi detached house situated in this most sought after road in Little Common and a short walk to the village. Having been recently refurbished notable features include open plan kitchen/dining room, possibility of ground floor Wc, underfloor electric heating to the ground floor and gas boiler and radiators upstairs, lawned 60' garden and private driveway. No onward chain. EPC D

## FEATURES

- 3 Bedroom semi detached house
- In sought after Little Common
- Recently refurbished
- Possibility of Ground floor Wc
- 60' lawned garden
- Private driveway
- Open plan Kitchen/dining room
- Quiet location
- CHAIN FREE
- Council Tax Band C





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door leading to entrance hall with under stair storage recess and cupboard.

### Possible ground Floor Wc

A room created for the installation of a WC and wash hand basin with frosted glass double glazed window.

### Living Room

13' 11" x 9' 7" (4.24m x 2.92m) With feature fireplace, underfloor heating, double glazed window with outlook to the front, large archway.to

### Kitchen/Dining room

23' 7" x 10' 10" (7.19m x 3.30m) Having been recently completely refitted and now comprising one and a half bowl single drainer sink with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric double oven, four ring gas hob with extractor over, space for American style fridge freezer with cupboards above and to the side, ceiling spotlighting, underfloor heating, double glazed window with outlook to rear and double glazed door leading to the side. DINING AREA with painted brick fireplace with underfloor heating and double glazed door with double glazed floor to ceiling window leading onto the rear garden.

### Landing

Stairs rising from ground floor entrance hall to 1st floor landing with two double glaze windows, hatch to loft space.

### Bedroom 1

13' 11" x 10' 9" (4.24m x 3.28m) With radiator, painted wood panelling to one wall with bedside light fittings, double glazed window overlooking the rear garden.

### Bedroom 2

13' 11" x 9' 7" (4.24m x 2.92m) With radiator, double glazed window with outlook to front.

### Bedroom 3

9' 10" x 7' 9" (3.00m x 2.36m) With built-in storage cupboard housing wall mounted gas boiler and with hot tank, double glazed window with outlook to rear.

### Shower Room

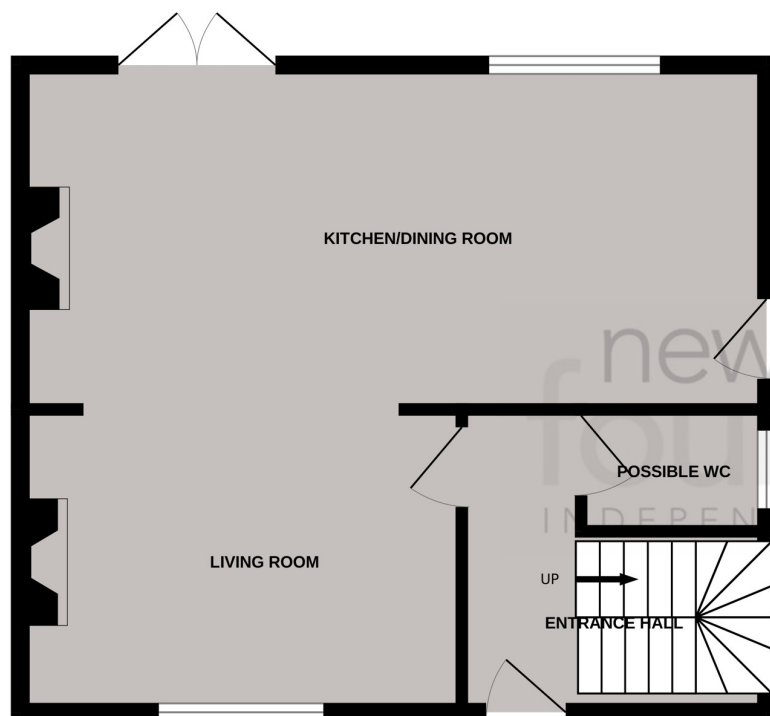
With fully tiled shower cubicle with glass screen, pedestal wash hand basin, low-level WC, tiling to walls, radiator, frosted glass double glazed window.

### Outside

Rear garden being a particular feature of the property measuring approx 63' x 31' with large areas of lawn, patio, mature fruit trees, various flower and shrub borders, outside tap and security lighting access down the side of the property via gate to the front. There's also a. A walk in brick built storage room with another cupboard off of that and door to a high-level WC with window front garden again later lawn with a private concrete driveway and electrical charging point.

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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