



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£400,000** Ocklynge Close, Bexhill-on-Sea TN39 4PF  
3 Bedroom 1 Bathroom 1 Reception  
Offers in excess of







## AT A GLANCE...

A deceptively spacious bungalow with excellent further potential. Situated in quiet cul-de-sac location in the popular Little Common neighbourhood, West Bexhill, the bungalow requires elements of modernisation with accommodation including; An enclosed entrance porch opening into the inner hall. The lounge features a bay window and provides ample space for living room furniture and a dining table & chairs. The fitted kitchen has matching wall and base units with an integrated oven, space for appliances and a useful larder cupboard. The bungalow has three double bedrooms, one currently used as a separate dining room. Additionally, the bungalow has a utility room, a shower room and a sun room.



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

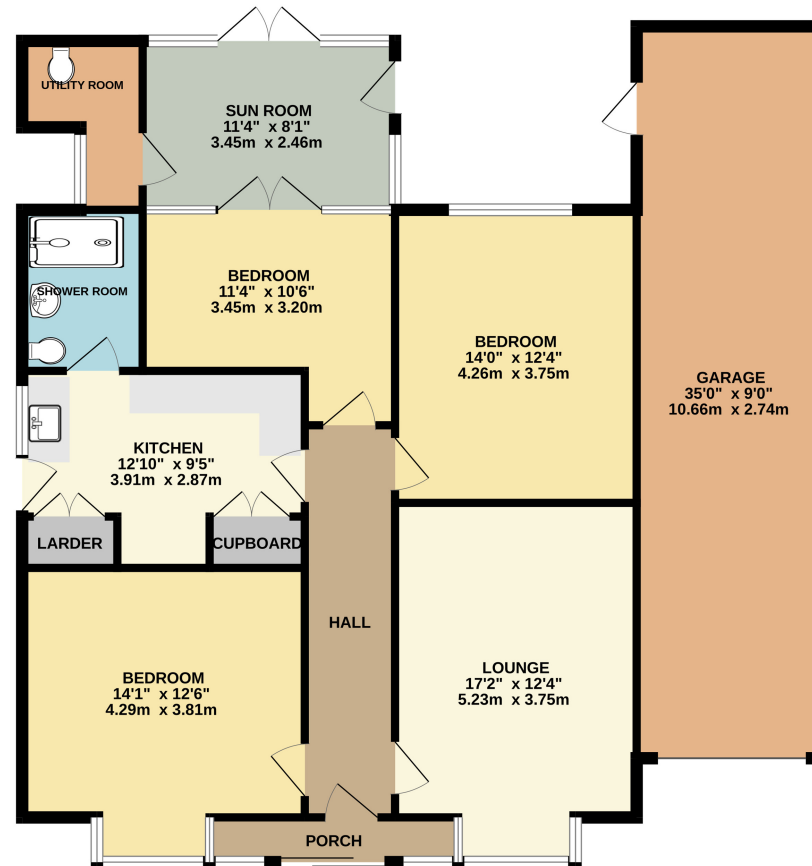
 3 Bedroom  1 Bathroom  1 Reception

### Key Features:

- Spacious Detached Bungalow
- Off Road Parking
- Little Common Location
- Three Bedrooms
- Double Length Garage
- Excellent Further Potential

  
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GROUND FLOOR  
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Exterior

There is off-road parking at the front of the property for multiple vehicles and mature shrubs and plantings. Access is available into the double length garage via the front and rear of the property. The rear garden is predominately laid to lawn with a variety of well-established trees and shrubs.

### Location

The property is situated in the sought-after village of Little Common in West Bexhill. Within the Village, you will a range of Independently owned, day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach located just 1.2 miles away along with Cooden Beach Golf Club and the beach at Cooden itself. Bexhill Town centre is just 2 miles away with seafront promenades, the iconic 'De La Warr Pavillion, Restaurants, and the Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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