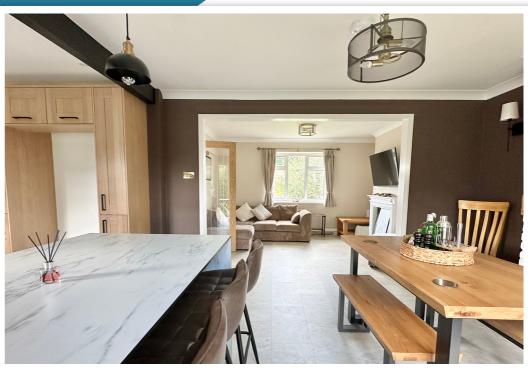




24 Ocklynge Close, Bexhill-on-Sea, East Sussex TN39 £370,000 PF 3 Bedroom 1 Bathroom 2 Reception Offers over









AT A GLANCE...

A tasteful renovation has been carried out in current ownership to transform this impressive semidetached property.

With plenty of natural light, the house boasts a quiet location just a short walk from the amenities of Little Common village, and includes: an entrance hall with two large storage cupboards. The living room has a feature fireplace and opens to the kitchen/diner. Matching wall and base units are finished with composite work surfaces in the stunning kitchen/dining. There is an integrated oven & hob, space for appliances, an exposed brick fireplace and double doors to the rear garden.

There are three good-sized bedrooms on the first floor, along with a shower room and loft access. Furthermore, the house has gas central heating, double glazing, and has recently been rewired.

To appreciate all the property has to offer in full, an early viewing is highly recommended!

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











Key Features:

- Impressive Semi-Detached House
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Stunning Kitchen/Diner

- Renovated In Current Ownership
- Good Size Front & Rear Garden
- Off-Road Parking
- External Brick-Built Storage

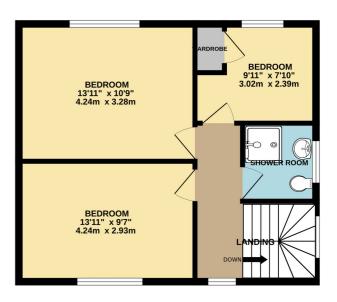


GROUND FLOOR 569 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR 477 sq.ft. (44.3 sq.m.) approx.







TOTAL FLOOR AREA: 1045 sq.ft. (97.1 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.

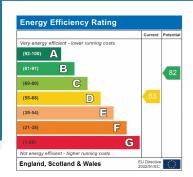
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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≥ 3 Bedroom = 1 Bathroom ≥ 2 Reception



Outside

The house benefits from good-sized gardens to both the front and rear. The front garden is laid to lawn with off-road parking and an EV charge point. The rear garden is predominantly laid to lawn with a crazy paved patio area, a mature cooking apple tree, pear tree and a further apple tree. There is a brick built garden store and gated side access to the front of the property.

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.

