



**BEXHILL ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£399,950  3 Bedroom  1 Bathroom  1 Reception

6 Ocklynge Close, Bexhill-on-Sea TN39 4PF



AT A GLANCE...

In the popular village of Little Common, this detached bungalow is situated in a quiet cul-de-sac and boasts a west-facing garden, off-road parking and a garage.

Despite recent improvements including a new damp course and an electrical re-wire, a potential buyer can still enhance the bungalow further and make it their own. Accommodation includes an enclosed entrance porch opening into a spacious inner entrance hall with extensive storage cupboards. There is a wall-mounted fireplace in the living room and double doors leading to the rear garden. The newly fitted kitchen has matching wall and base units finished with quartz work surfaces. It also has AEG integrated appliances including an oven & induction hob, a microwave oven, a dishwasher and a Quooker instant hot water tap. A door leads from the kitchen to a lobby area with a utility cupboard and doors to the front and rear of the property.

The bungalow has three double bedrooms, one of which is currently used as a dining room. A modern fitted bathroom and a separate WC are also included. Moreover, the bungalow is double glazed and has gas central heating via a recently serviced boiler. To appreciate the potential the property has to offer in full, an early viewing is highly recommended!



Key Features:

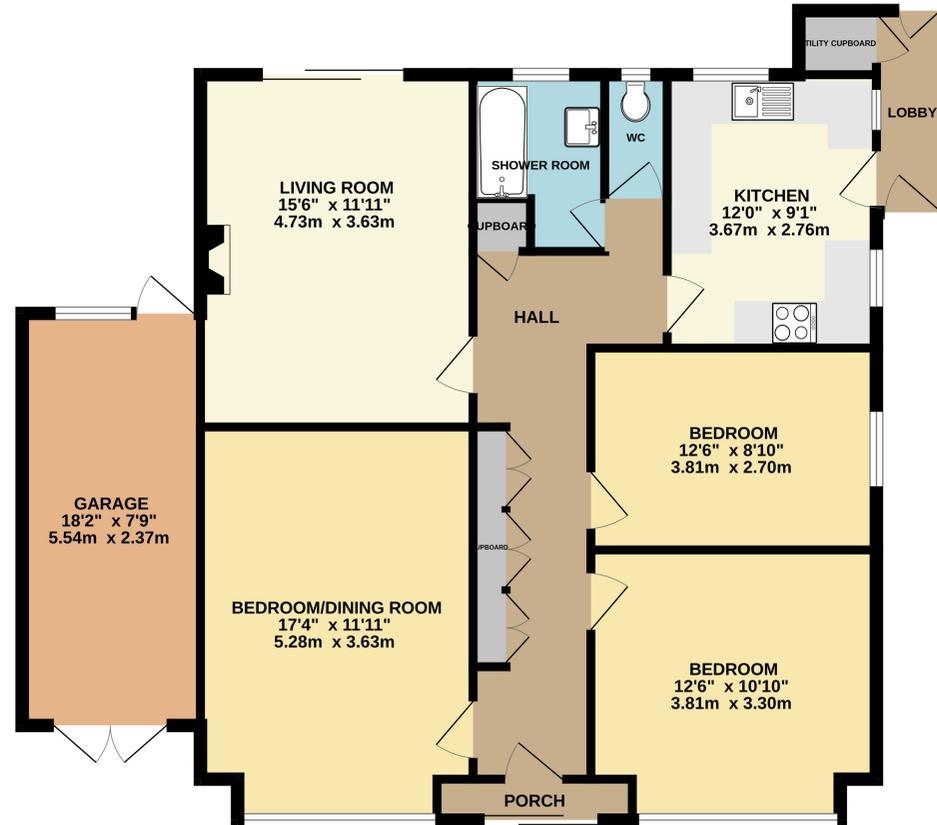
- Detached Bungalow In A Quiet Cul-De-Sac
- Newly Fitted Kitchen & Bathroom
- West Facing Garden
- New Damp Course 2025
- Two/Three Bedrooms
- Recent Electrical Re-Wire
- Off Road Parking & Garage

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GROUND FLOOR
1139 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.9 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	83
EU Directive 2002/91/EC			

Exterior

There is a gated driveway at the front of the property, a small front garden and access into the garage via double doors. The garage has a door out to the rear garden and houses the new electrical consumer unit.

The rear garden is predominantly laid to lawn with a patio area ideal for alfresco dining. You will find a variety of well-established plants, trees and shrubs in the garden, as well as two garden sheds.

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 Pavilion, Restaurants, and the Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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