

21A Ocklynge Close, Bexhill-On-Sea, East Sussex TN39 4PF
£465,000

A beautiful three bedroom detached house set back from the road, approached via a private driveway with stunning front and rear gardens, situated in this popular Little Common location within close proximity to Little Common village with its wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises large living room with additional seating area, separate dining room, modern fitted kitchen/breakfast room, utility room, downstairs cloakroom, three double bedrooms with the main benefiting from a dressing room and en-suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts stunning private front and rear gardens which have been beautifully maintained by the current vendors with a timber framed summerhouse and timber framed garden shed, side access is available and is enclosed to all sides offering privacy and seclusion. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents, Bexhill.







Entrance Hallway
With obscure glass panelled entrance door, storage cupboard, radiator, spiral staircase leading to the first floor landing.

Living Room
18'11 x 12'7 (5.77m x 3.84m)
With dual aspect and double glazed windows to the front and side elevation, double radiator with additional single radiator, feature fireplace with exposed brick surround, exposed wood beams, leading to:

Seating Area
12'3 x 7'7 (3.73m x 2.31m)
Double glazed window to the front elevation, obscured glass panelled window to the side, double radiator.

Study
8'10 x 4'7 (2.69m x 1.40m)
Obscured double glazed window to the side elevation and radiator, access to loft space via loft hatch.

Dining Room
13'9 x 9'4 (4.19m x 2.84m)
Obscured glass panelled windows to the side elevation with additional double glazed windows and doors overlooking and giving access onto the rear garden, double radiator, exposed wood beams.

Kitchen/Breakfast Room
11'8 x 10'9 (3.56m x 3.28m)
Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, space for freestanding cooker, extractor canopy, space and plumbing for dishwasher, tiled splashbacks, double glazed windows and door overlooking and giving access onto the rear garden, exposed beams.

Utility Room
9'10 x 5'10 (3.00m x 1.78m)
With matching wall and base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, space for freestanding American style fridge and freezer, tiled splashbacks, radiator, double glazed window to the rear elevation, gas central heating boiler.

Cloakroom/WC
Suite comprising wc with low level flush, wash hand basin with hot and cold tap, radiator, tiled flooring, obscured double glazed window to the rear elevation.

Bedroom One
12'1 x 11'11 (3.68m x 3.63m)
Double glazed window to the front elevation overlooking the beautiful front garden, double radiator, fitted bedroom furniture comprising wardrobes, bedside table, overbed unit.

Dressing Room
9'6 x 6'11 (2.90m x 2.11m)
Double glazed window to the rear garden, radiator, fitted wardrobes with mirrored doors, chest of drawers.

En-Suite
Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, wet room facility with wall mounted shower controls and rain effect showerhead, additional chrome hand shower attachment, tiled walls and floor, chrome heated towel rail, obscured double glazed window to the rear elevation.

First Floor

Landing
Access to eaves space, radiator, storage cupboard.

Bedroom Two
18' x 9'8 (5.49m x 2.95m)
Double glazed window to the front elevation, radiator, eaves storage, built-in wardrobe cupboards with hanging space and shelving.

Bedroom Three
12'5 x 9'10 (3.78m x 3.00m)
Double glazed window to the side elevation, double radiator, fitted wardrobe space with shelving.

Bathroom
Modern suite comprising wc with low level flush, wash hand basin with mixer tap, panelled bath with chrome hot and cold tap, traditional shower above with chrome attachment and showerhead, obscured double glazed window to the rear elevation.

Outside

Front Garden
Beautiful front garden which is very well established with various plants, shrubs and small trees, block paved driveway providing off road parking for multiple vehicles.

Rear Garden
Private rear garden is beautifully maintained by the current vendor with a patio area suitable for alfresco dining and enclosed to all sides offering privacy and seclusion, timber framed garden shed and timber framed summerhouse and detached annexe.

Detached Annexe
In need of refurbishment.

Kitchen/Breakfast Room
13' x 6' (3.96m x 1.83m)
Fitted kitchen with base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, obscure double glazed window to the rear.

Living Room/Bedroom
15'5 x 15'5 (4.70m x 4.70m)
Double glazed panelled entrance door, exposed wood feature beams, obscured double glazed window to the front elevation, two electric heaters.

Walk-In Wet Room
Wc with low level flush, wash hand basin with mixer tap and wall mounted shower controls, chrome shower attachment and showerhead, part tiled walls.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – E

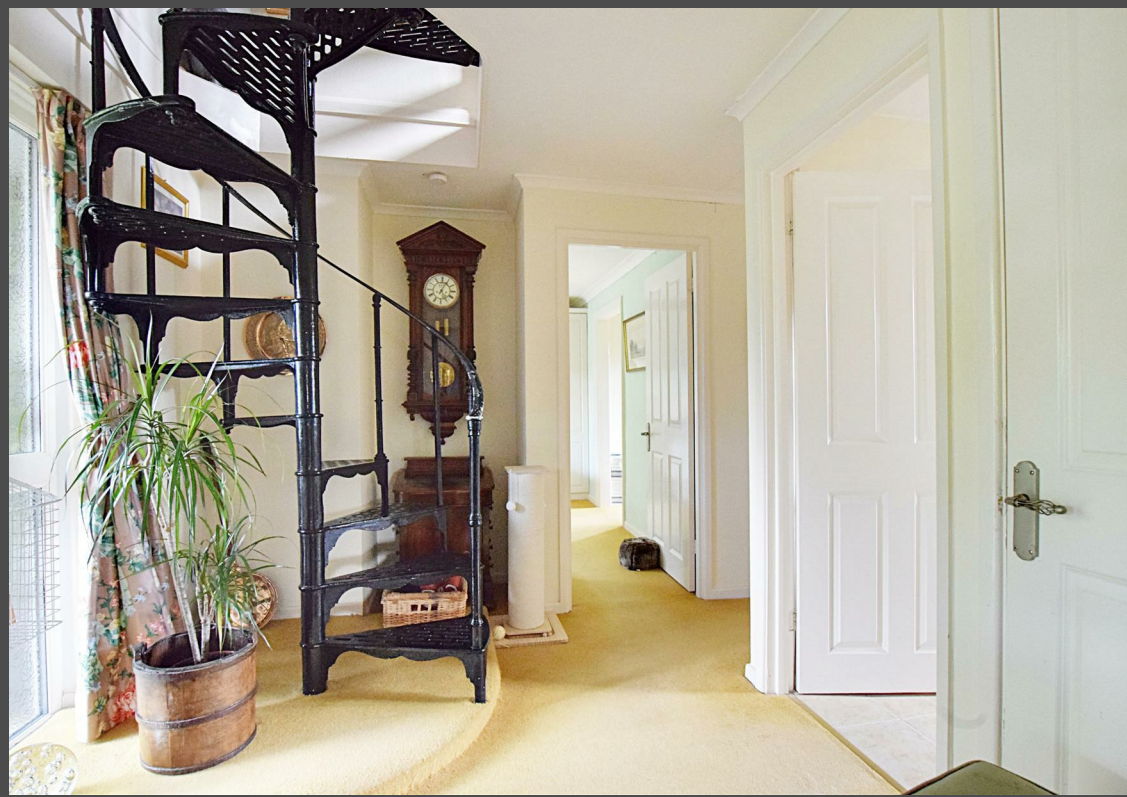
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.









GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



ANNEX
309 sq.ft. (28.7 sq.m.) approx.

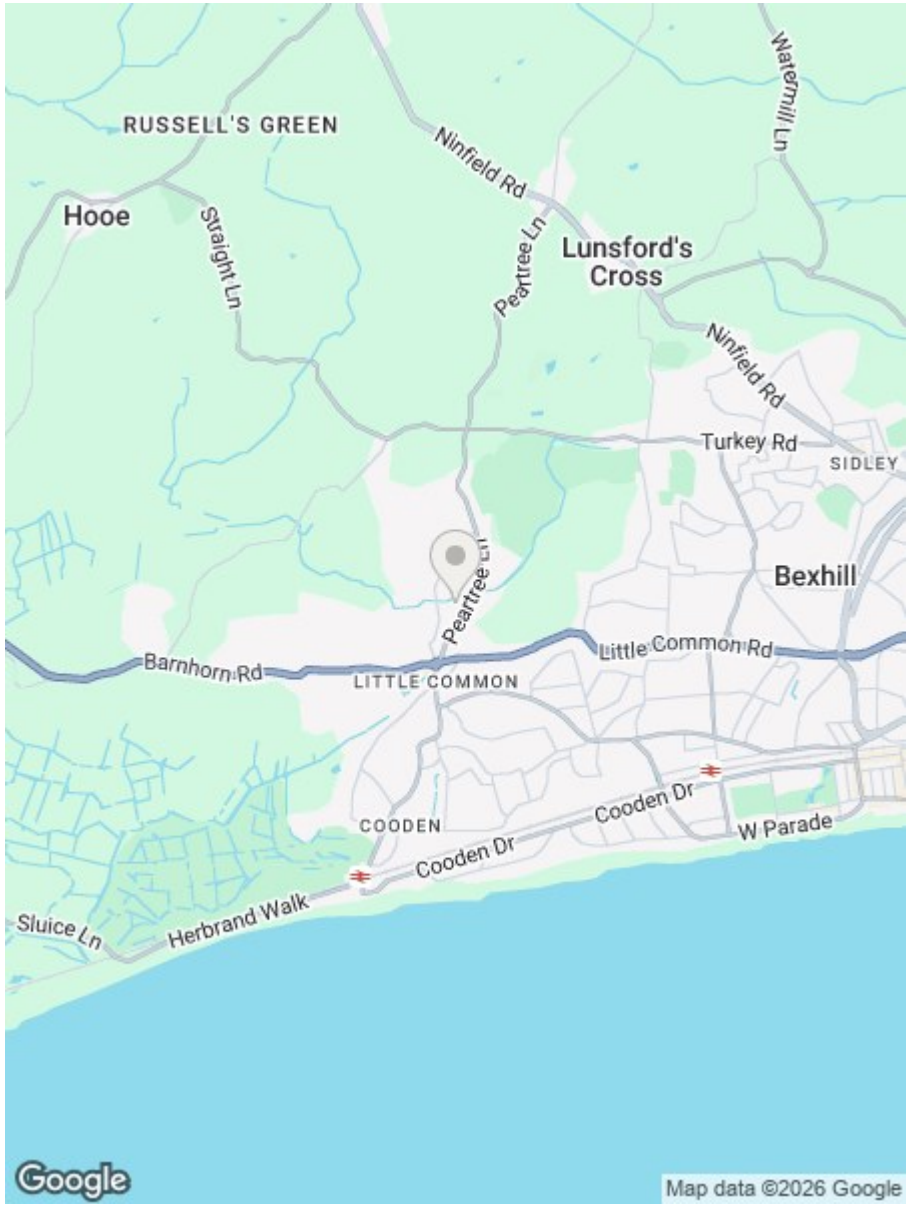


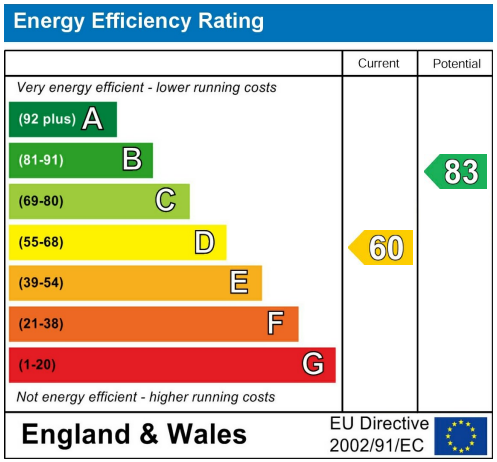
1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.

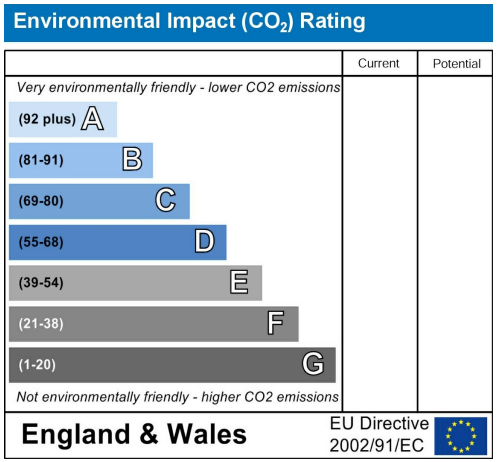


TOTAL FLOOR AREA : 1937 sq.ft. (179.9 sq.m.) approx.

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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