

**RUSH
WITT &
WILSON**



**26 Oakleigh Road, Bexhill-On-Sea, East Sussex TN39 4PY
£400,000**

A three bedroom detached chalet style bungalow, situated in this sought after residential location of Little Common. Offering spacious accommodation throughout the property comprises large entrance hall, three double bedrooms, L-shaped living /dining room, kitchen, separate WC and shower room. Externally the property boasts off road parking for multiple vehicles, garage and private rear garden. Viewing comes highly recommended by RWW Bexhill. Council Tax Band E.



Entrance Porch

With glass panelled sliding door.

Entrance Hallway

With entrance door, radiator, stairs leading to the first floor, three storage cupboards.

L-Shaped Living/Dining Room

21'3" x 20'7" (6.50 x 6.29)

With double glazed windows to the rear elevation, four radiators.

Kitchen

15'5" x 8'10" (4.70 x 2.71)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, double sink with mixer tap, door leading to the rear garden, serving hatch through to living/dining room, gas central heating and domestic hot water boiler, window to the side elevation.

Bedroom One

13'11" x 12'11" (4.26 x 3.96)

Double glazed windows to the front elevation, radiator.

Bedroom Two

14'0" x 13'1" (4.28 x 4.00)

Ground Floor Bathroom

Comprising panelled bath with mixer tap, wash hand basin with mixer tap, radiator, double glazed windows to the side elevation.

Separate WC

WC with low level flush, floating wash hand basin with hot and cold tap, window to the rear.

First Floor Landing

Window to the side elevation.

Bedroom Three

14'2" x 12'1" (4.33 x 3.70)

Window to the front elevation, eaves storage, radiator.

En-Suite

Comprising WC with low level flush, floating wash hand basin.

Shower Room

Walk in shower cubicle.

Outside**Front Garden**

Off road parking for multiple vehicles.

Garage**Rear Garden**

Mainly laid to lawn with patio area suitable for Alfresco dining, enclosed to all sides.

Agents Note

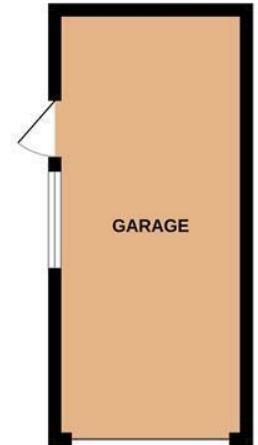
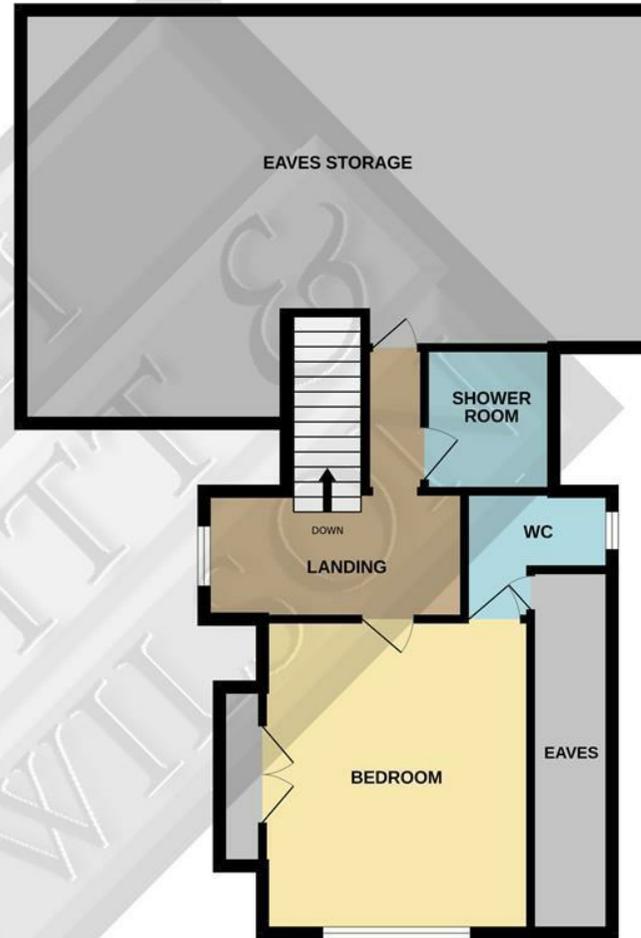
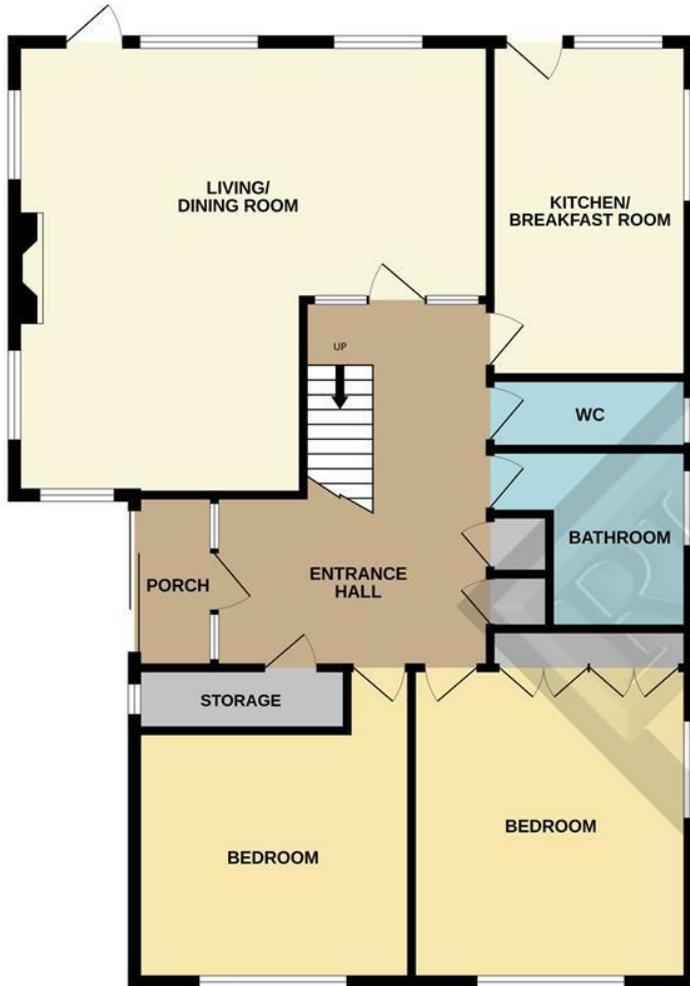
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
1143 sq.ft. (106.0 sq.m.) approx.

1ST FLOOR
879 sq.ft. (81.6 sq.m.) approx.

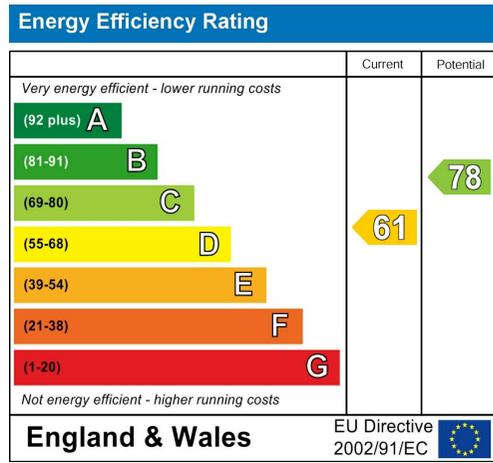
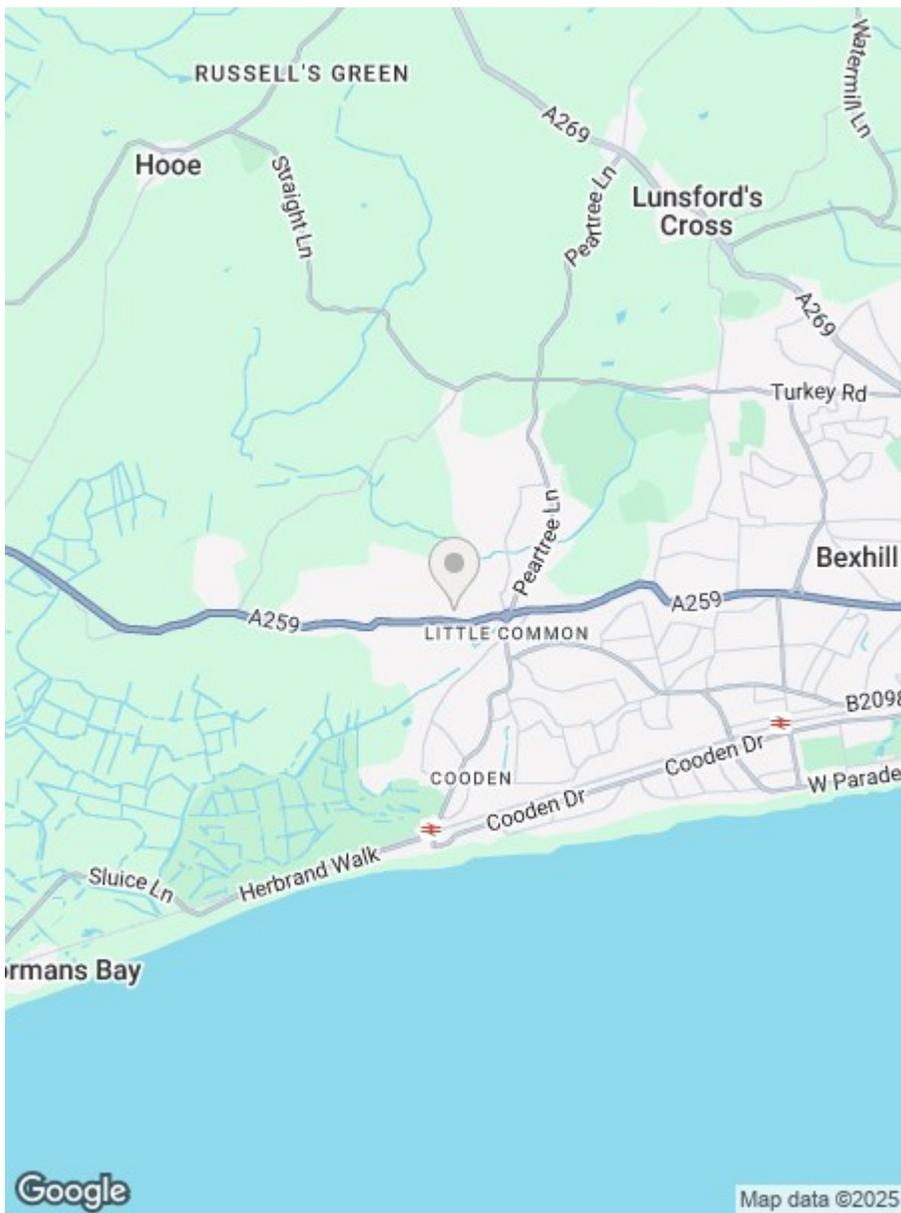
DETACHED GARAGE
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 2183 sq.ft. (202.8 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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