

**RUSH
WITT &
WILSON**



**24 Oakleigh Road, Bexhill-On-Sea, East Sussex TN39 4PY
£385,000**

Rush Witt & Wilson are delighted to bring to the market this spacious detached bungalow comprising two double bedrooms, lounge, separate dining room, fitted kitchen, bathroom, entrance porch and large hallway. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a private and secluded rear garden, front garden and a driveway providing off road parking for multiple vehicles leading to the single garage. The property also has further potential to develop into the large loft space (providing the usual consent is obtained). Conveniently situated in this quiet cul-de-sac location in Little Common with easy walking access to the village. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this spacious property in this highly desired location.



Front Door

Double glazed front door giving access to:

Entrance Porch

8'2" x 4'8" (2.50m x 1.43m)

Obscured double glazed window to side elevation and obscured glass panelled internal front door with obscured glass panelled side window leading to:

Hallway

Radiator, storage cupboard with hanging space and shelving, airing cupboard housing hot water cylinder with slatted shelving, access to loft space.

Lounge

19'2" x 13'10" (5.85m x 4.23m)

Double glazed windows to rear elevation and obscured double glazed window, double glazed sliding patio door giving access to the rear garden, radiator, ornamental feature fireplace with fitted electric fire, glass panelled double doors giving access to dining room.

Dining Room

13'10" x 11'7" (4.24m x 3.55m)

Double glazed windows to the rear and side elevations and a double glazed door giving access to the rear garden, radiator, serving hatch to kitchen.

Kitchen

15'1" x 9'6" (4.62m x 2.92m)

Double glazed window to side elevation and obscured double glazed door giving access to driveway, radiator. Fitted kitchen with a range of matching wall and base level units with roll edge laminated worktop surfaces, space for free standing cooker, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, space for free standing fridge freezer, wall mounted gas central heating boiler, part tiled walls, quiet and sought after location.

Bedroom One

13'10" x 12'10" (4.23m x 3.93m)

Double aspect double glazed windows to the front and side elevations, radiator, large range of fitted wardrobes and hanging space, shelving and storage cupboards above.

Bedroom Two

13'10" x 11'10" (4.23m x 3.63m)

Double aspect double glazed windows to the front and side elevations, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above.

Bathroom

Obscured double glazed window to side elevation, radiator. Bathroom suite comprising low level w.c., panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, fully tiled walls.

Outside**Rear Garden**

Patio area with the rest of the gardens being mainly laid to lawn with mature plant, shrub and hedge borders, gated access down one side of the property leading to the front garden, door giving side access into the garage.

Garage

With up and over door, power and light, fitted shelving, work bench.

Front Garden

Mainly laid to lawn with mature plant and shrub borders, driveway providing off road parking for multiple vehicles leading to the garage.

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.

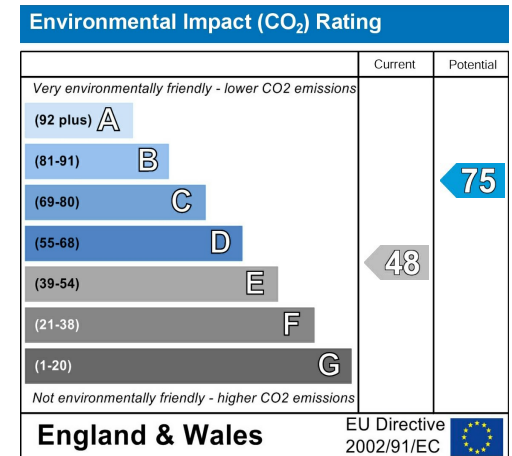
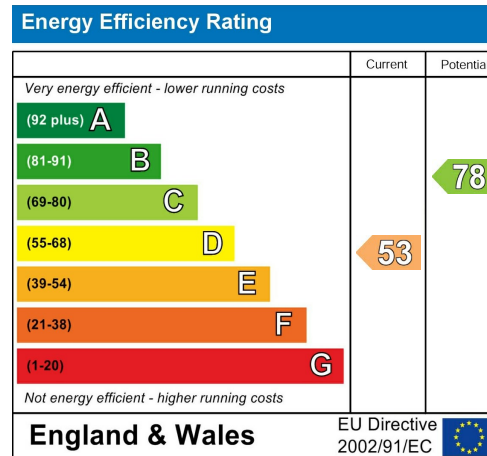




TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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