

**RUSH
WITT &
WILSON**



**8 Ocklynge Priory Peartree Lane, Bexhill-On-Sea, East Sussex TN39 4PD
£332,500**

A three bedroom end of terrace house located in this sought after road just minutes walk from Broad Oak Park and the popular village of Little Common with its many shops and popular local school. Offering bright and spacious accommodation throughout, the property comprises three bedrooms, lounge, modern fitted kitchen & bathroom, ground floor W.C and conservatory. Other internal benefits include gas fired central heating to radiators and double glazed windows. Externally the property offers low maintenance gardens to three sides, off road parking and a garage en bloc. There is also scope to extend this house, as planning permission has been granted to add a further reception room downstairs and an additional bedroom upstairs, along with en-suite facilities, making this a spacious four bedroom property (RR/2016/580/P) or apply to build additional three bedroom house subject to planning permission. Viewing comes highly recommended by RWW Sole Agents.



Entrance Porch

Front porch opening to front door which opens to:

Hallway

Front door, understairs storage space and cloaks cupboard.

Lounge/Dining Room

16'3 x 12'10 (4.95m x 3.91m)

Full length double glazed window to rear aspect. Door leading to the conservatory leads to the rear garden. Vertical radiator, serving hatch, t.v. and power points. Fireplace alcove.

Conservatory

10'5 x 6'7 (3.18m x 2.01m)

Fully glazed with sliding doors and windows to two sides which gives access to the rear garden.

Kitchen

10'9 x 10' (3.28m x 3.05m)

Double glazed window to front aspect, modern fitted kitchen comprising a range of base units and wall units laminated worktops, single drainer sink unit with chrome mixer tap, integrated electric oven and grill, electric hob, integrated fridge and freezer, integrated washing machine, large opening into living room, underfloor heating.

Cloakroom

Double glazed window to front aspect. Pedestal wash hand basin with tiled splash-back, low level w.c., roll-top radiator.

First Floor Landing

Access to roof space, airing cupboard.

Bedroom One

13'5 x 10'2 (4.09m x 3.10m)

Double glazed window to the rear aspect. Fitted wardrobes to one wall with cupboard, hanging space and drawers. Radiator and power points.

Bedroom Two

10'9 x 10'7 (3.28m x 3.23m)

Double glazed window to front aspect. Radiator, power points and fitted wardrobes covering one wall with hanging, cupboard and drawer space.

Bedroom Three

10'5 x 6'1 (3.18m x 1.85m)

Double glazed window to rear aspect. Laminate flooring, radiator, power points

Bathroom

6'2 x 6' (1.88m x 1.83m)

Double glazed window to front aspect. heated chrome towel rail, tiled walls, modern suite comprising panelled bath with hand held shower attachment and rainfall shower head, shower screen, wall mounted wash hand basin, low level w.c.

Outside

There are paved areas to the side and rear with shrubs and flower borders, small ornamental fish pond and summer house.

Front Garden

Well kept front garden mainly laid to lawn with tiled patio pathway to the front entrance.

Side Garden

Mainly laid to lawn, summer house, enclosed by fencing, tiled patio area with pathways, great potential for extension or adding additional dwelling subject to planning permission.

Rear Garden

Southerly aspect, mainly laid to lawn, enclosed by fencing.

Garage En-Bloc

Single garage with up and over door, power and light.

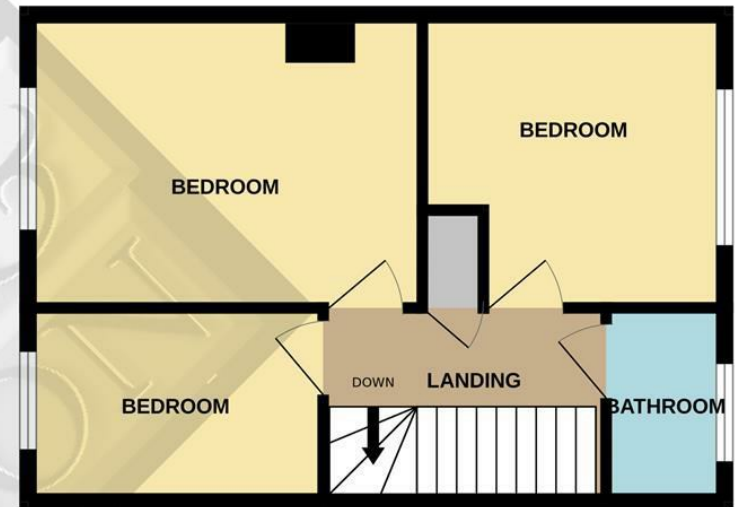
Agents Note

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
526 sq.ft. (48.9 sq.m.) approx.

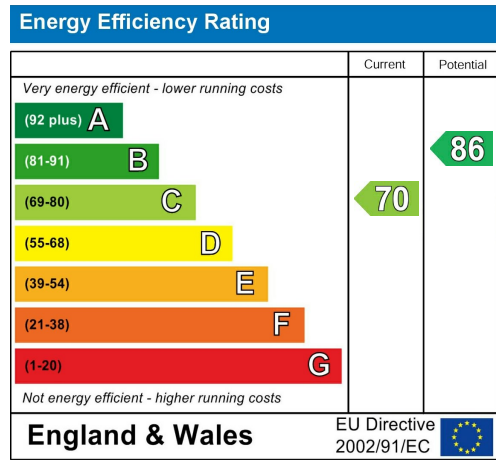
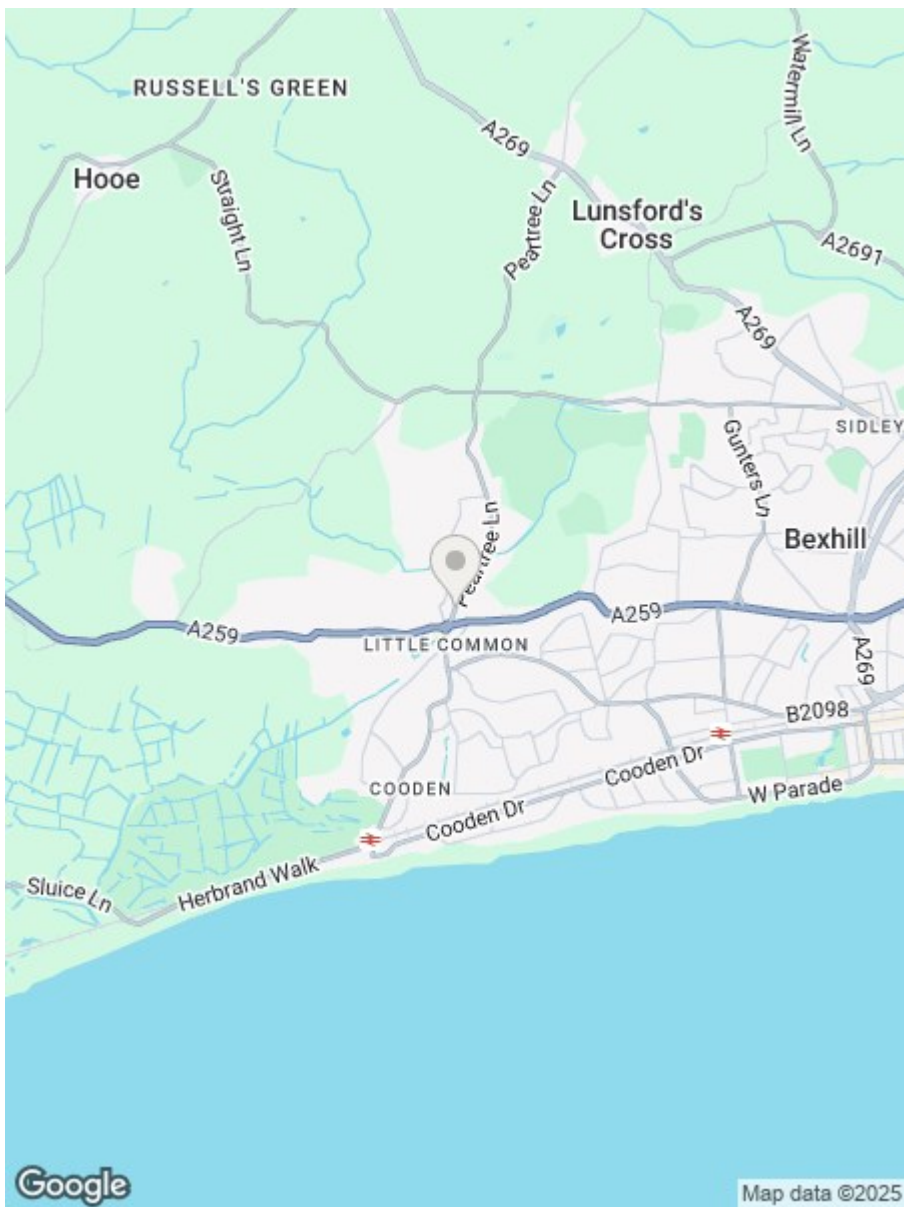


1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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