



39a Cranston Avenue, Bexhill-on-Sea,  
East Sussex TN39 3NN





## PROPERTY DESCRIPTION

CHAIN FREE. A spacious and well presented two/three double bedroom, one/two reception detached bungalow ideally situated in the highly sought after Collington area of Bexhill which is within a short distance of local shops and Collington Train Station whilst being under a mile from the seafront and Bexhill town centre. The accommodation comprises; entrance porch, entrance hall, south facing dual aspect lounge, south facing dual aspect dining room, fitted kitchen, two good size bedrooms and a shower room. Outside there is off road parking which leads to the garage and to the rear there is a lovely and well kept SOUTH FACING GARDEN. EPC - D.

## FEATURES

- Two Double Bedroom Detached Bungalow
- Dual Aspect Lounge
- Separate Dining Room
- Sought After Collington Location
- Good Size South Facing Garden
- Chain Free
- Utility Room/Covered Side Access
- Off Road Parking & Garage
- Short Distance To Small Parade Of Shops & Collington Train Station
- Council Tax Band - D







## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC door.

### Entrance Hall

Accessed via main door, two storage cupboard, access to good size loft space with hatch and ladder offering potential (subject to the usual consents)

### Lounge

13' 7" x 11' 9" (4.14m x 3.58m) plus 3' 8" x 11' 3" (1.12m x 3.43m) A bright dual aspect room with double glazed windows to the side and rear and double doors to the rear leading to the garden, picture rail, feature fireplace, radiator.

### Dining Room/Bedroom

13' 7" x 11' 10" (4.14m x 3.61m) A bright dual aspect room with double glazed windows to the side and rear and door to the rear leading to the conservatory, picture rail, dado rail, radiator.

### Kitchen

11' 9" x 9' 6" (3.58m x 2.90m) Double glazed window to the side, door to the side leading to the utility area, a fitted kitchen comprising a range of laminate working surfaces with inset stainless steel sink and drainer unit, inset four ring gas hob with concealed extractor fan over, wall mounted gas fired boiler, a range of matching wall and base cupboards with fitted drawers, built-in dishwasher, space for washing machine, built-in eye level electric double oven, wall mounted towel rail.

### Utility Area

12' 3" x 5' 3" (3.73m x 1.60m) plus 5' 3" x 4' 11" (1.60m x 1.50m) Doors to the front and rear, space for kitchen appliances.

### Bedroom One

16' 7" x 11' 7" (5.05m x 3.53m) Double glazed bay window to the front, picture rail, radiator, sink unit.

### Bedroom Two

13' 7" x 11' 10" (4.14m x 3.61m) Double glazed window to the rear with lovely outlook over the garden, picture rail, radiator, built-in cupboards.

### Shower Room

Two double glazed windows to the front, a fitted three piece suite comprising corner shower cubicle, wash hand basin with cupboard under, low level WC, radiator, part tiled walls.

### Garage

16' 7" x 8' 8" (5.05m x 2.64m) Accessed via up and over door, personnel door to the side.

### Outside

The gardens are extremely well kept to the property.

The front of the property is approached via a driveway providing off road parking for two cars and leads to the garage, gated side access, paved pathway, the remainder of the front garden is laid to lawn.

The rear garden benefits from being of a southerly aspect, adjacent to the rear of the property there is a paved area which extends the full width and to the rear of the utility room, steps up to the main area of garden which is a good size and mainly laid to lawn, greenhouse, various mature shrubs and bushes.

# FLOORPLAN

## GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>83</b>
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

