




Property Cafe
BUYER INCENTIVE
AVAILABLE WHEN YOU VIEW
THIS PROPERTY THROUGH US



38 Cranston Avenue, Bexhill-on-Sea, East Sussex, TN39 3QG

Immaculate 3 bedroom Detached property in sought after location £535,000



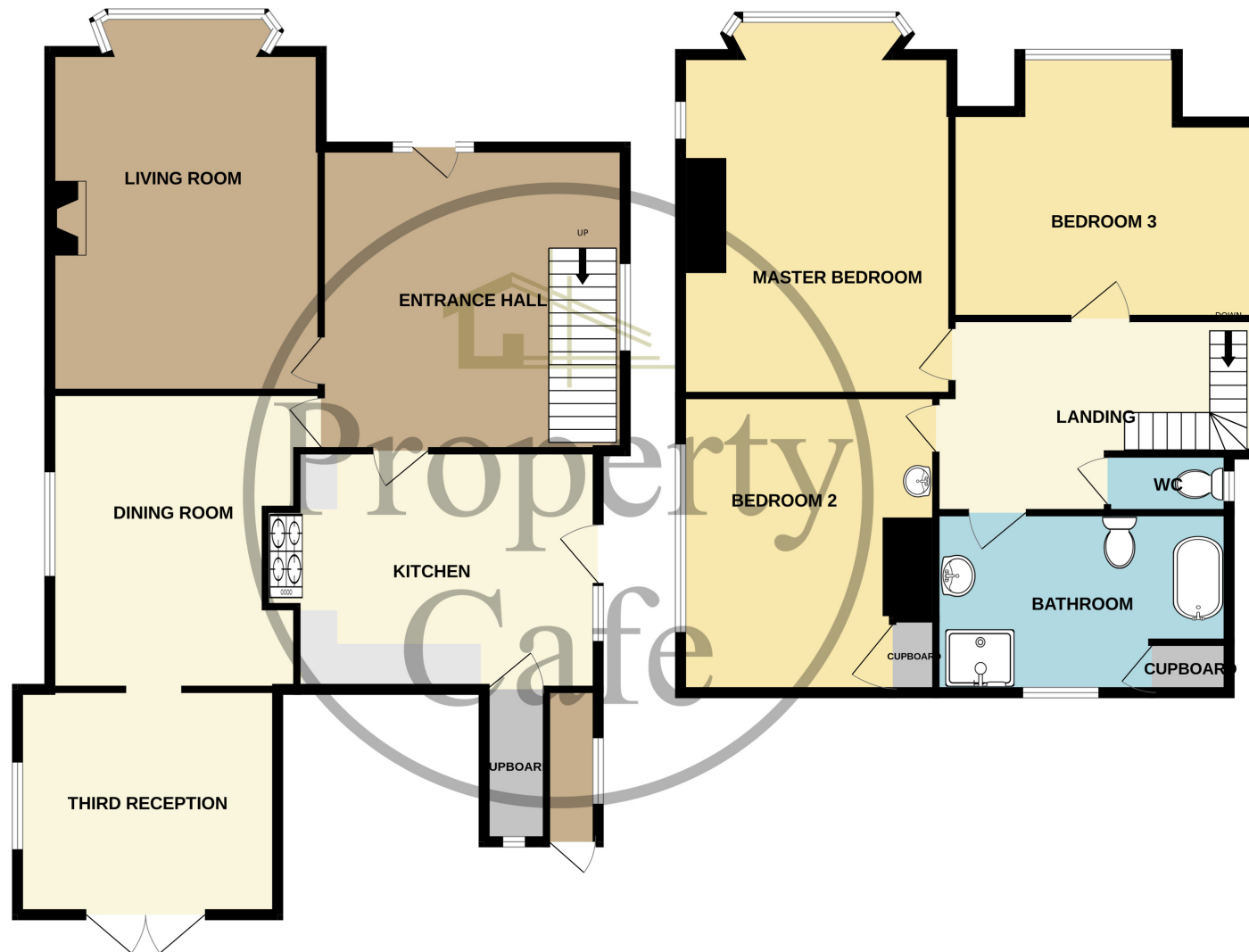


The Property Café are delighted to offer for sale this beautifully presented three bedroom family home. Presented and ready to move into, in immaculate condition. Accommodation and benefits include; A bright & spacious entrance hall; Spacious South facing lounge with central feature fireplace and bay window; A good size kitchen/Diner, an excellent place to host and entertain, featuring modern kitchen units and French doors leading onto the rear garden. Upstairs comprises of the master bedroom large in size; There are three double bedrooms on the first floor extremely bright and neutrally decorated, currently being used as guest rooms that can be ideal for home office areas or children's bedrooms ; Finally a pristine family bathroom with a bath, separate shower cubicle, low level WC & wash basin. Externally the house offers a large garage to the rear of the garden, off-road parking to the front as illustrated in the photographs and well kept front & rear gardens. **For additional details or to arrange to view please contact our Bexhill Sales Team on 01424 224488.**



GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.

1ST FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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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At **The Property Cafe** we believe it important to give clear and straight forward advice to both buyers and sellers a like and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Spacious Character Family Home
- Large Covered Entrance Area
- Bright & Spacious Entrance Hall
 - Three Double Bedrooms
 - Three Reception Rooms
 - Modern Fitted Kitchen
- Immaculate Decor & Period Features

- Modern Family Bathroom & W.C
 - Good Size Rear Garden
- Large Single Garage To The Rear
 - Central Heated & D.Glazed
 - Outside 'Gardeners Loo'
- Highly Sought After Collington Location
- Modern Family Bathroom & Additional W.C