Bexhill Office
01424 224488
Little Common Office
01424 848422

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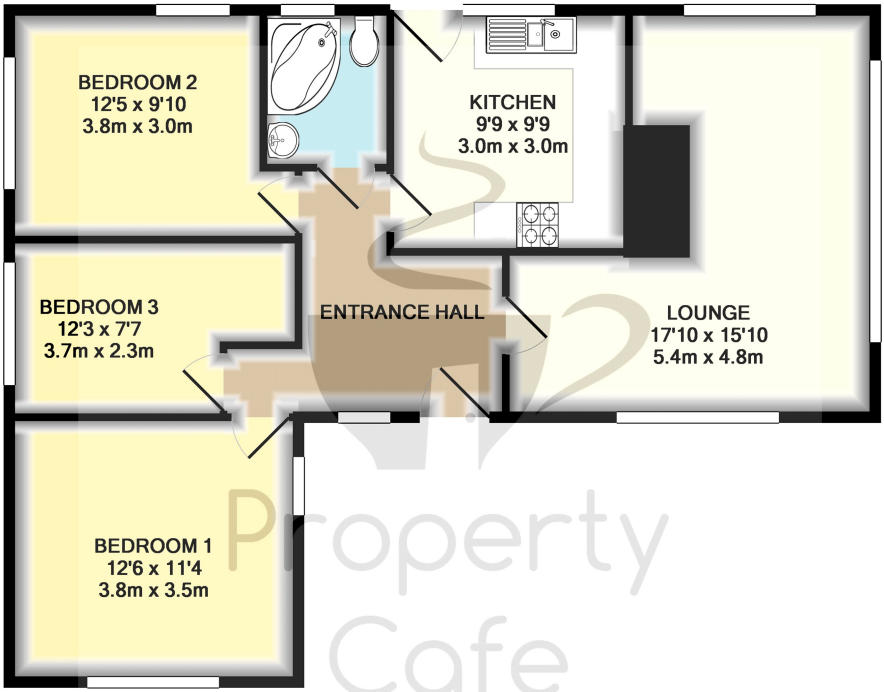
Property Cafe

1 Cranston Rise, Collington, Bexhill-on-Sea, TN39 3NJ

"Well Presented Bungalow in a Sought After Location"
£289,950 Freehold

- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- EXTREMELY WELL PRESENTED
- CORNER POSITION
- GOOD SIZED PLOT
- WEST SIDE OF BEXHILL
- TWO BEDROOMS
- TWO RECEPTIONS
- MODERN FITTED KITCHEN
- FITTED BATHROOM
- DOUBLE GLAZING/GAS CENTRAL HEATING
- DETACHED GARAGE
- REMOTE ROLLER SHUTTER DOOR
- DOUBLE DRIVEWAY
- VIEWING RECOMMENDED
- CALL 01424 224488/ 01424 848422



TOTAL APPROX. FLOOR AREA 776 SQ.FT. (72.1 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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Property Cafe are delighted to offer FOR SALE this extremely well presented three bedroom detached bungalow. Situated on a good size corner plot within the sought after Collington area of Bexhill with the parade of shops including Tesco Express and Collington train station all within walking distance whilst Bexhill town centre itself is only a short drive away. Benefits and accommodation comprise of an entrance hall, lounge, recently re-fitted kitchen, three bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas fired central heating, a detached single garage with remote roller shutter door and double driveway and a good size loft with potential to convert (subject to obtaining the necessary planning permission) An internal viewing is strongly recommended which can be arranged by calling our Bexhill office on 01424 224488, or Little Common office on 01424 848422.

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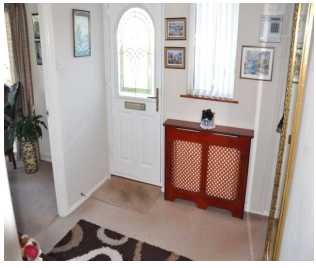
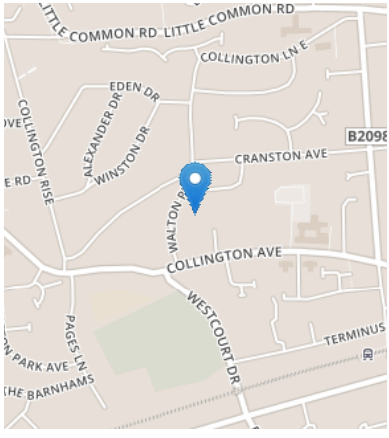
At The Property Cafe we believe it important to give clear & straight forward advice to both buyers and sellers alike & whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us & 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 would ask you to call us with your feedback as soon as convenient.





Energy Performance Certificate

SAP

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1, Cranston Rise, BEXHILL-ON-SEA, TN39 3NJ

Dwelling type:	Detached bungalow	**Reference number:**	0284-2844-6397-9927-1681
Date of assessment:	24 January 2013	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	24 January 2013	**Total floor area:**	76 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

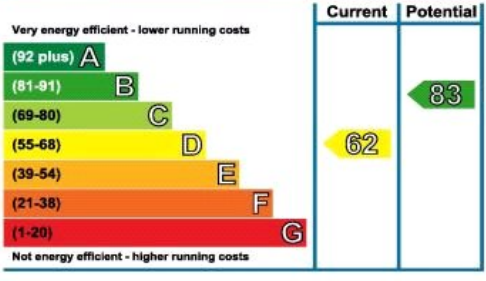
Estimated energy costs of dwelling for 3 years:	**£ 2,253**
Over 3 years you could save	**£ 597**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	You could save £ 597 over 3 years
Heating	£ 1,719 over 3 years	£ 1,335 over 3 years	
Hot Water	£ 270 over 3 years	£ 189 over 3 years	
Totals	**£ 2,253**	**£ 1,656**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 105	✓
2 Floor insulation	£800 - £1,200	£ 237	✓
3 Low energy lighting for all fixed outlets	£55	£ 111	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.