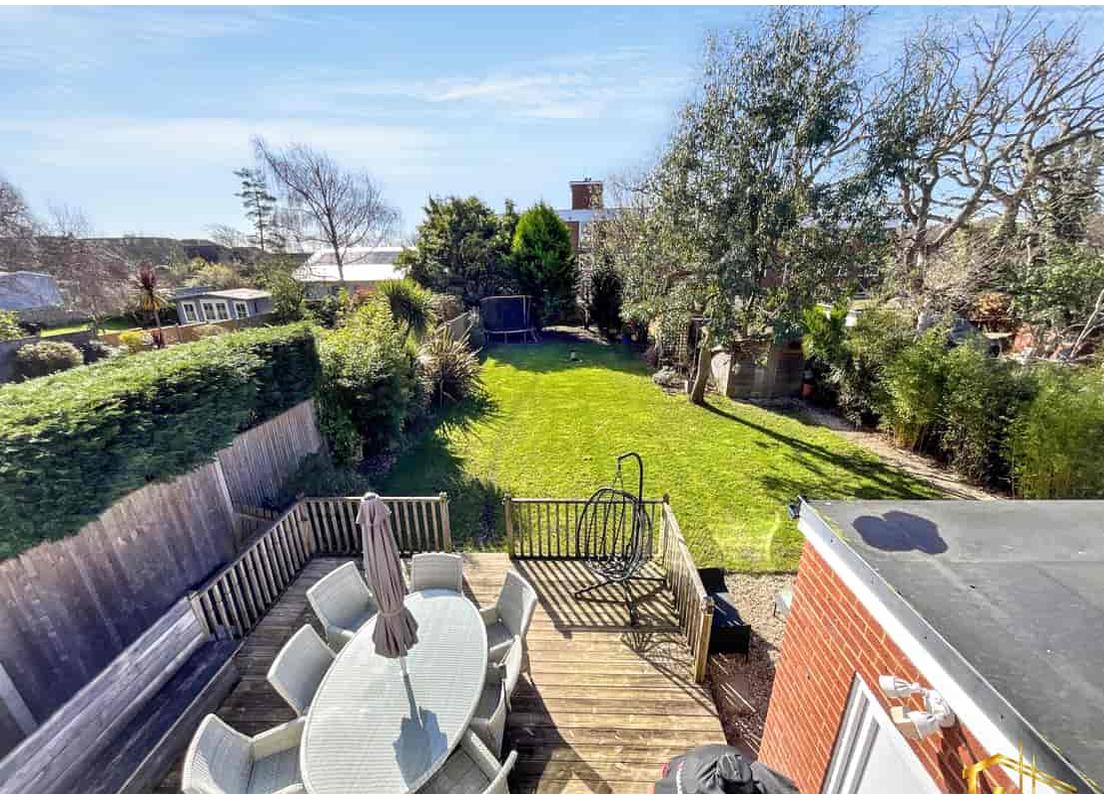




17 Cranston Rise, Bexhill-on-Sea, East Sussex, TN39 3NJ

Immaculate 3/4 Detached Family Home In Sought After Collington Location £550,000 - Freehold

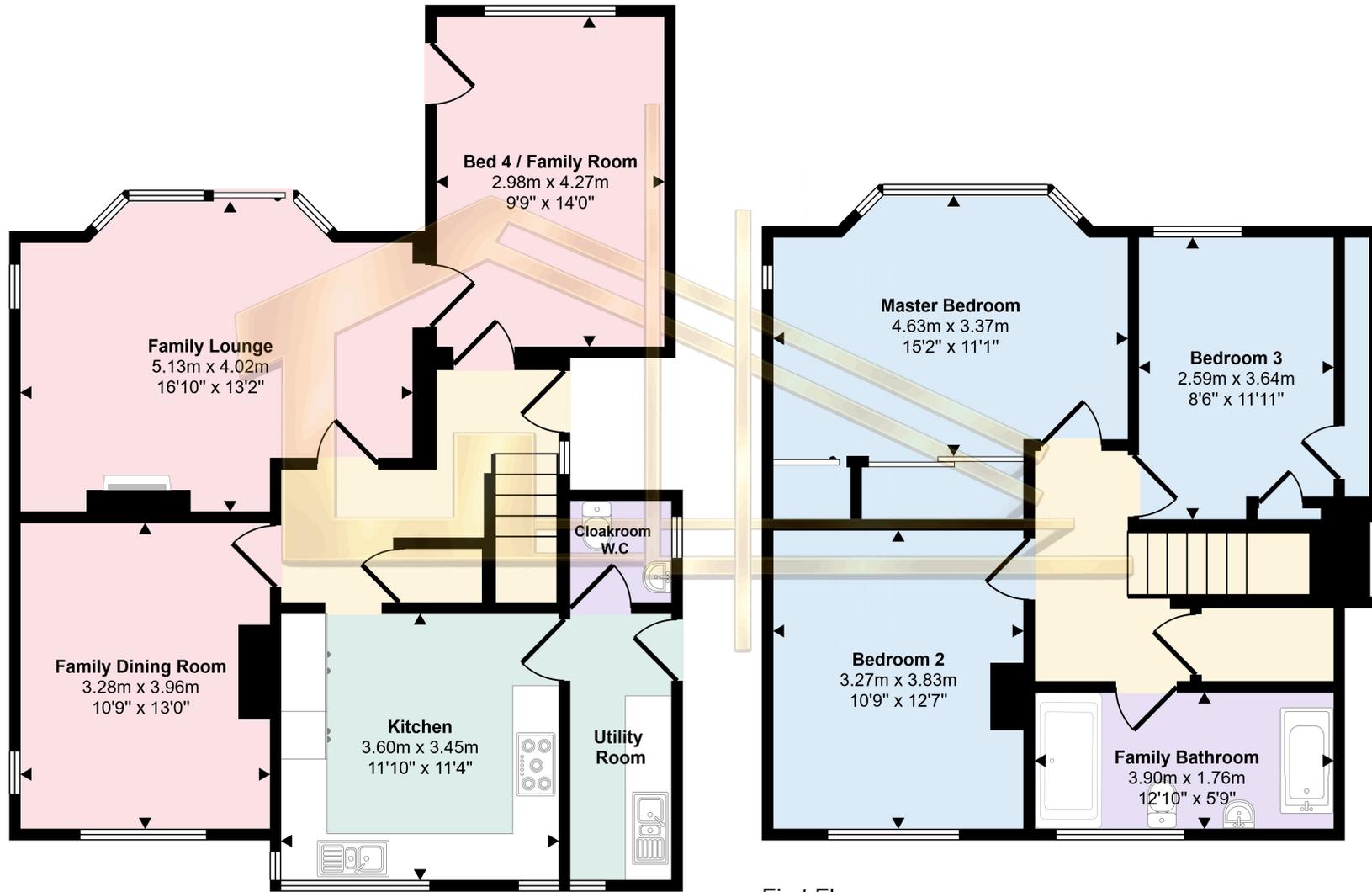




The Property Café is delighted to market for sale this well presented Three/ Four bedroom detached family home situated in the highly sought-after Collington area. As you will note from the floor plan the property offers spacious and versatile accommodation alongside a superb south-facing rear garden. Ideally positioned within walking distance of the seafront and Collington Woods. This popular & quite location is highly desired making it an excellent choice for families and professionals alike. There is a bright and spacious lounge featuring south-facing windows fitted with UV and privacy film, complemented by a cosy log burner that creates a welcoming focal point. The ground floor layout enjoys a separate family dining room, offering an ideal space for entertaining or family meals. Additionally, there is an adaptable family room, which can alternatively serve as a fourth bedroom if desired, providing flexible living options to suit your lifestyle. The modern kitchen is thoughtfully designed with granite work surfaces and equipped with a Quooker boiling water tap, making daily cooking and entertaining effortless. Adjacent to the kitchen is a separate utility room, adding practicality to the home's layout. For convenience, a ground floor cloakroom is also included, enhancing the functionality of this well-planned family home. Upstairs, three generously proportioned bedrooms provide ample space for family members or guests. The family bathroom impresses with a 'full wet room style' shower, combining modern design with accessibility and ease of use. You may note that the front elevation of the property boasts triple glazing, enhancing insulation and noise reduction for comfortable living throughout the seasons. **Externally**, the property offers a resin driveway that provides off-road parking for numerous vehicles, complemented by both a carport and a detached garage. The south-facing rear garden extends approximately 100 feet and offers a substantial central lawn & with an automated irrigation system. Given its outstanding features, prime location, and flexible living spaces, viewing this property is considered essential. Whether you're seeking a forever family home or a stylish base by the coast, this exquisite Collington residence promises a delightful lifestyle within easy reach of local amenities, Collington woods & the seafront. For additional details or to arrange to view contact our Bexhill team on 01424 224488.



Approx Gross Internal Area
135 sq m / 1453 sq ft



Ground Floor
Approx 75 sq m / 810 sq ft

First Floor
Approx 60 sq m / 643 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 4
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (64)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.



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

The property is situated in a highly sought after Collington location, within the West Bexhill area with easy access of both Bexhill Town Centre & Little Common village. The new 'link' road is very close by which of course dramatically reduces the travel time to the Conquest Hospital and access to the main A21 road to London. As you may note, the property is within easy walking distance to Collington train station which offers regular train services to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there is regular bus service close by. There is a useful Tesco Express, separate independent convenience store, Doctors surgery and excellent leisure facilities within easy walking distance. For any additional details about the general area or the facilities available please call our Bexhill Sales team on 01424 224488.



Immaculate detached family home * Highly sought after Collington location * Spacious South facing lounge * Separate family dining room * Modern kitchen with granite works surfaces * Kitchen fitted Quooker boiling water tap * Separate utility room * Ground floor cloakroom * Additional family room / Bed 4 * Three spacious first floor family bedrooms * Family bathroom with 'full wet room style shower' * Cosy Lounge With Log Burner * Triple glazed to the front elevation * Resin Drive and off-road parking for numerous vehicles * Carport and detached garage * Highly efficient central heating boiler * South facing rear garden with full irrigation system * South facing windows with UV/Privacy film * 100ft South facing garden with irrigation system * Walking distance of seafront and Collington Woods * Versatile & Flexible Accommodation & Viewing Considered Essential.

- Immaculate detached family home
- Highly sought after Collington location
 - Spacious South facing lounge
 - Separate family dining room
- Modern kitchen with granite works surfaces
- Kitchen fitted Quooker boiling water tap
 - Separate utility room
 - Ground floor cloakroom
 - Additional family room / Bed 4
- Three spacious first floor family bedrooms
- Family bathroom with 'full wet room style shower'
 - Cosy Lounge With Log Burner

- Triple glazed to the front elevation
- Resin Drive and off-road parking for numerous vehicles
 - Carport and detached garage
 - Highly efficient central heating boiler
 - 100 ft Rear garden with irrigation system
- South facing rear garden with full irrigation system
 - South facing windows with UV/Privacy film
 - South facing garden with irrigation system
- Walking distance of seafront and Collington Woods
 - Versatile & Flexible Accommodation
 - Viewing Considered Essential