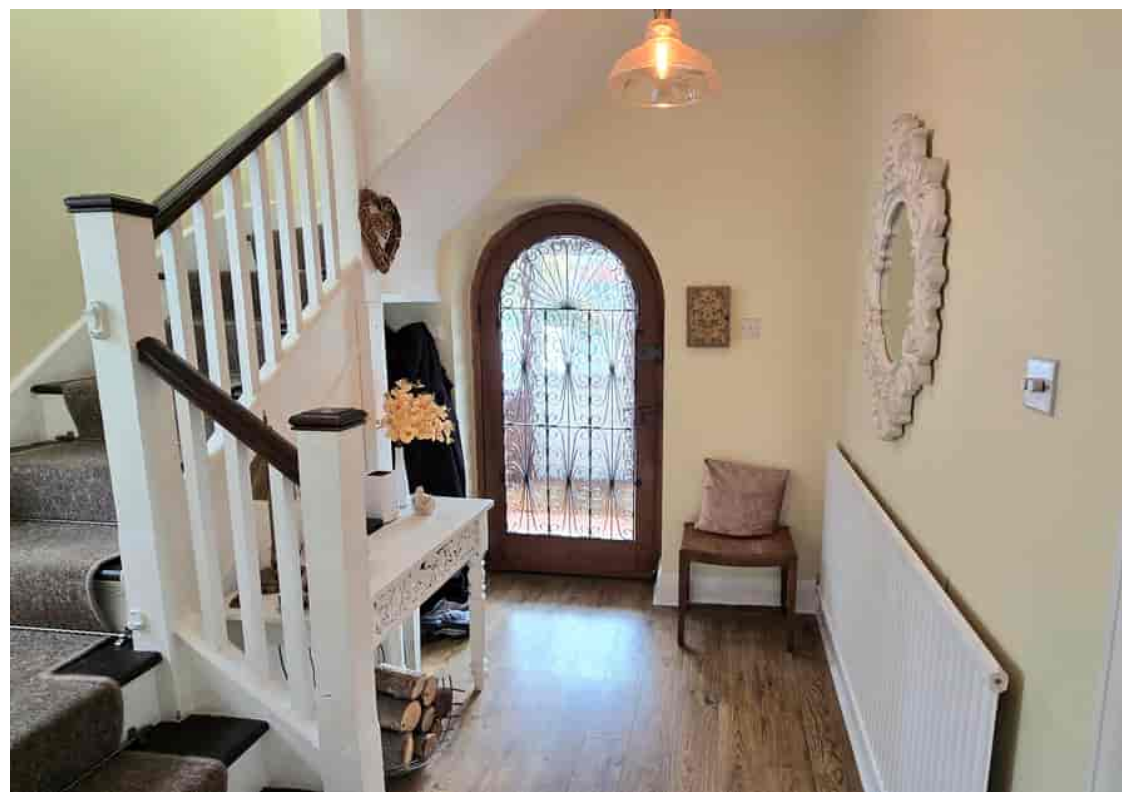




34 Cranston Avenue, Bexhill-on-Sea, East Sussex, TN39 3QG

A Spacious Detached Three Bed Family Home In Sought After Collington Location £565,000 - Freehold





The property Cafe is delighted to offer for sale this spacious & well presented three bedroom, circa 1930's detached family home which is situated in a sought after tree lined road within the ever popular Collington area of Bexhill and within walking distance to the parade of shops including Tesco Express, doctors surgery and Collington Halt train station, whilst Bexhill town centre itself is just a short drive away. Benefits and accommodation comprise of an entrance hall, sitting room, dining room, fitted kitchen, downstairs WC, utility room and a cinema room/bar area. To the first floor there are three bedrooms all being served by a good size family bathroom with a separate WC. Further benefits include double glazing, gas fired central heating, off road parking providing ample off road parking and a good sized well kept rear gardens. An internal viewing is strongly recommended so please call our Bexhill team on 01424 224488



GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.

1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



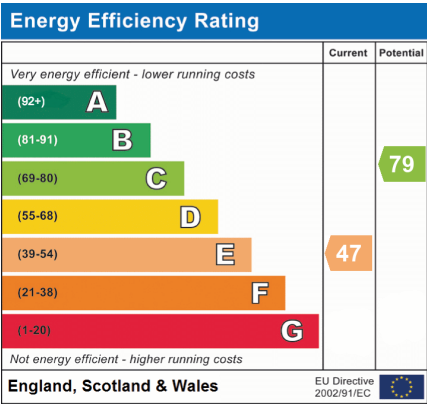
TOTAL FLOOR AREA : 1358 sq.ft. (126.1 sq.m.) approx.

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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**Bedrooms:** 3  
**Receptions:** 2  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (47)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.



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The property is situated in a highly sought after Collington location, within the West Bexhill area within 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 that offers a regular train services to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there are also excellent with Bus routes very close by. Collington shops offer an extremely useful Tesco Local store as well as various independent shops. You will also find a local Doctors surgery, Dentists, and excellent leisure facilities within close proximity. For any additional details about the general area or the facilities available. Please call our Bexhill Sales team for additional information on 01424 224488.

- Spacious Three Bed Detached Family Home
  - South Facing Lounge/Living Room
  - Separate Good Size Dining Room
  - Modern Kitchen & Bathroom
  - Three Good Size Bedrooms
  - Good Size Storm Porch & Inner Hall
- Bespoke Home Cinema Room
  - Central Heating & D.Glazing
  - Mature Rear Garden with Patio
- Off Road Parking To The Front & Side
- Sought After Collington Location
- Call Our Bexhill Team On 01424 224488