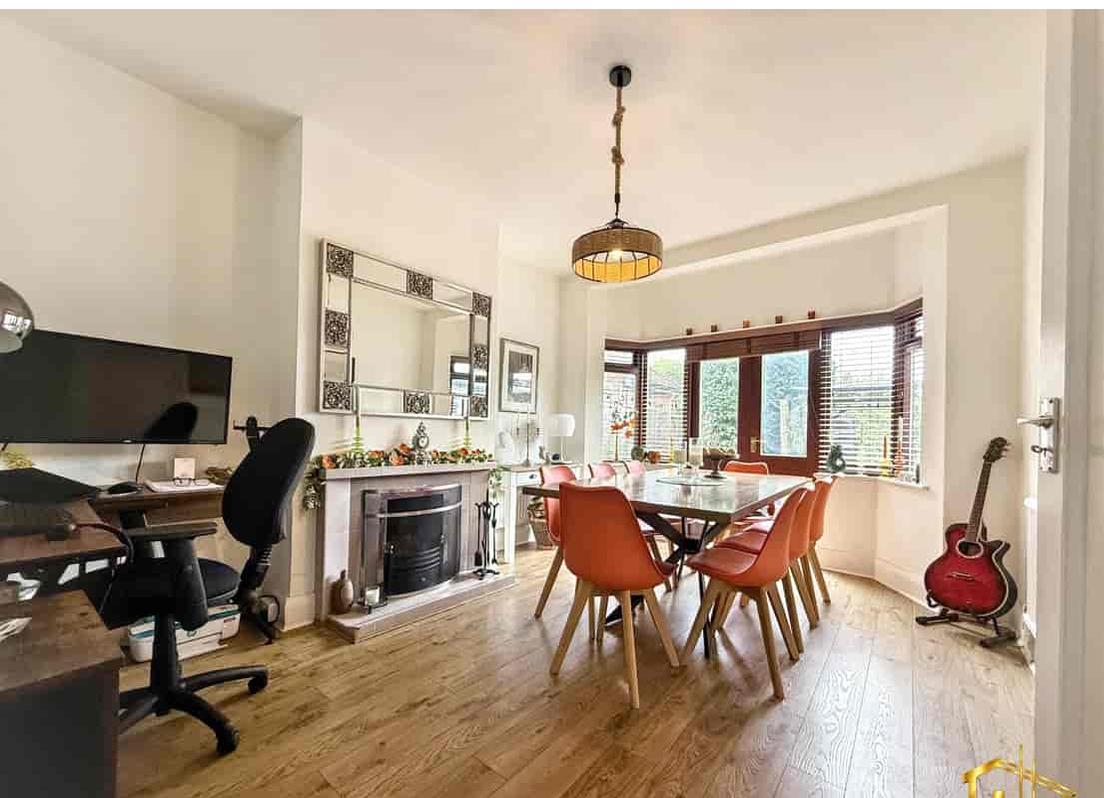




34 Cranston Avenue, Bexhill-on-Sea, East Sussex, TN39 3QG

A Spacious Detached Three Bed Family Home In Sought After Collington Location £535,000 - Freehold





Situated in the highly sought-after Collington area, this spacious three-bedroom detached family home offers a perfect blend of comfort, style, and versatility. With well-proportioned rooms and thoughtful features throughout, this property is an ideal choice for growing families or anyone looking for a charming and practical residence in a desirable location.

Upon arrival, you are welcomed by a good size storm porch leading into an inviting inner hall that sets the tone for this delightful home. The centrally heated and double glazed interiors create a warm and energy-efficient environment year-round. The south-facing lounge/living room is particularly bright and airy, providing a serene space to relax and unwind while enjoying lovely natural light throughout the day.

For those who love to entertain or appreciate a comfortable space to enjoy films, the bespoke home cinema room is a standout feature, delivering a unique and immersive experience for family movie nights or hosting guests. Adjacent to the lounge is a separate good size dining room, offering plenty of space for formal dinners or casual meals, enhancing the home's versatility.

The modern kitchen is well-equipped with contemporary fittings and ample work surface and storage space, perfect for preparing family meals or entertaining guests. It seamlessly connects with the rest of the home, fostering a warm and practical living environment.

Upstairs, you will find three good size bedrooms, each offering plenty of space for family members, guests, or home office use. The stylish modern bathroom completes the accommodation, featuring high-quality fixtures and a clean, fresh design to meet the needs of a busy household.



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
Council Tax: Band D
Council Tax: Rate 2552.34
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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	47
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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.



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