




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£625,000 78 Cranston Avenue, Bexhill-on-Sea TN39 3NL
🛏️ 4 Bedroom 🚿 3 Bathroom 🛋️ 3 Reception



AT A GLANCE...

This outstanding property occupies a prime position on a highly sought-after, tree-lined avenue in the ever-popular Collington area of West Bexhill. Offering a large rear garden, double garage and excellent annexe potential, it presents an exceptional opportunity for versatile family living.

Boasting a wealth of character and charm, the generously proportioned accommodation begins with an enclosed entrance porch leading into a welcoming reception hall. The elegant living room features a bay window and open fireplace, while the adjoining dining room includes a feature fireplace, double doors to the rear garden and further doors opening into the conservatory, which enjoys beautiful views over the garden. The newly installed, contemporary kitchen is fitted with an impressive range of matching wall and base units finished with quartz work surfaces. It comes fully equipped with an integrated dishwasher, oven, induction hob, tower fridge and under-counter freezer, alongside a fitted breakfast bar. The kitchen also offers access to the conservatory and an external door to the side of the property. The first floor hosts a generous master bedroom with extensive fitted wardrobes and an ensuite shower room. There are two additional double bedrooms with built-in wardrobes, a single bedroom currently used as a study, a cloakroom, and a family bathroom suite.

A further highlight is the covered sun terrace accessed from the dining room. From here, a door leads to a utility room with fitted units and appliance space, which in turn provides access to a shower room and the double garage. In our opinion, this arrangement offers excellent potential to create self-contained annexe accommodation if desired. The house is fully double glazed and benefits from gas central heating throughout. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer!



Key Features:

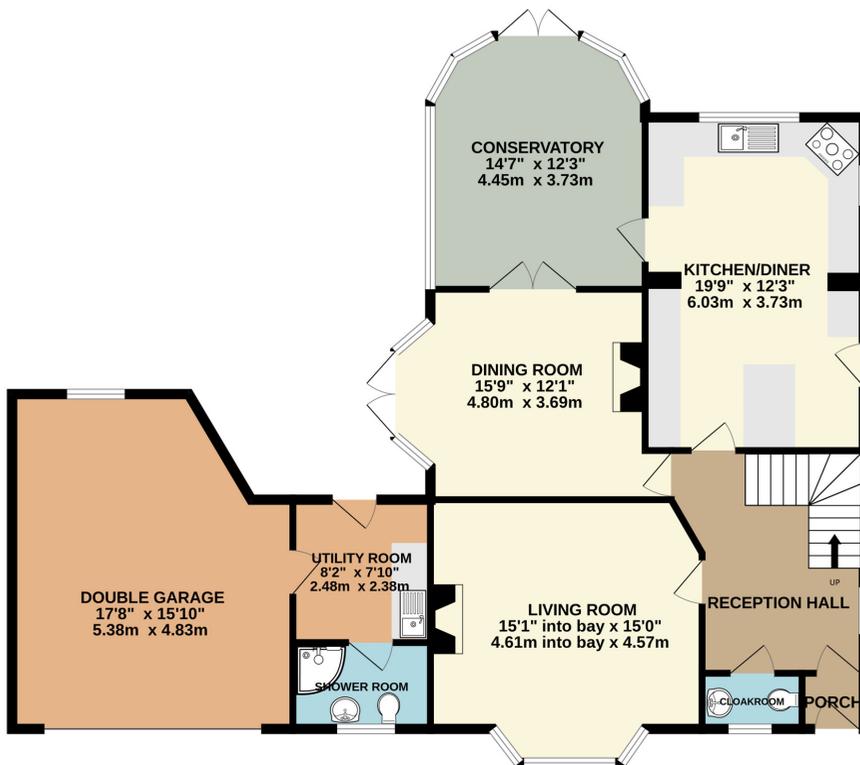
- Substantial Detached House With Annexe Potential
- Four Bedrooms
- Stunning Kitchen/Diner & Separate Utility Room
- Double Garage & Off Road Parking
- Abundant Character & Charm
- Highly Sought After Collington Location
- Three Bathrooms
- Annexe Potential If Required
- Sizeable Rear Garden

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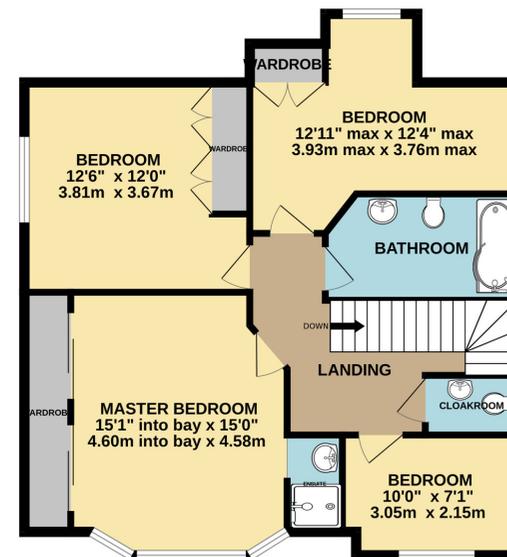
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GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 2090 sq.ft. (194.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

To the front of the property, a block-paved driveway provides ample off-road parking, complemented by a neatly landscaped garden.

The generously sized rear garden is predominantly laid to lawn and features multiple patio areas perfect for alfresco dining. A garden shed and a charming summerhouse complete this attractive outdoor space.

Location

Within a short walk of the property, you will find a Collington parade with a useful Tesco express, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.9 miles away with a selection of day-to-day shops and restaurants. Collington train station is just 0.6 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Well-regarded schools for all ages are also close by.

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