



**2 Trinity Trees Cranston Close, Bexhill-
on-Sea TN39 3NW**



PROPERTY DESCRIPTION

A 3 Bedroom detached bungalow set in a good sized plot in this popular Collington location. Other notable features include large attached garage, bathroom with Wc and further separate Wc, open plan living room/dining room and offered with VACANT POSSESSION. EPC - Awaited





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to private entrance hall with; radiator, hatch to loft space, door to airing cupboard, glazed double doors.

Living Room/Dining Room

25' 3" x 12' 1" narrowing to 10' 10" (7.70m x 3.68m) With parquet flooring, two radiators, TV aerial point, double glazed window with outlook to front and floor to ceiling double glazed windows with inset door overlooking the rear garden.

Kitchen

12' 3" x 10' 8" (3.73m x 3.25m) With range of units comprising; single drainer sink with mixer tap having covered under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, electric cooker, fridge freezer, dishwasher, wall mounted Worcester gas boiler concealed behind cupboard, radiator, built-in Larder style cupboard with shelving, part tiling to walls, serving hatch to dining room, double glazed window overlooking the rear garden, double glazed door leading onto garden.

Bedroom 1

12' 5" x 10' 10" (3.78m x 3.30m) With two built-in double wardrobes, various other matching bedroom furniture including chest of drawers, bedside tables and dressing table, radiator, double glazed window with outlook over the rear garden.

Bedroom 2

12' 3" x 8' 8" (3.73m x 2.64m) With radiator, double glazed window with outlook to front.

Bedroom 3

10' 7" x 7' 10" (3.23m x 2.39m) With radiator, double glazed window with outlook to front.

Bathroom

With coloured suite comprising; panelled bath, pedestal wash hand basin, low-level WC, tiling to walls, radiator, frosted glass double glazed window.

Separate WC

Separate low-level WC with wash hand basin, part tiled walls, frosted glass double glazed window.

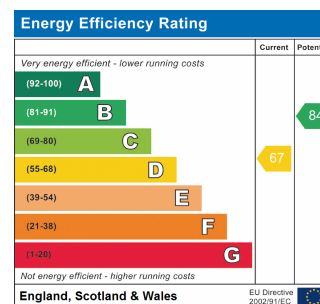
Outside

Good sized rear garden facing in a south easterly direction with a large area of lawn, patio, flower and shrub borders, mature trees, outside tap, access via a gate down the side of the property to the front, double glazed personal door to garage.

Unusually long and private front garden with areas of lawn, two mature oak trees with private driveway leading up to the front of the house and the garage.

Garage

19' 1" x 14' 10" (5.82m x 4.52m) Large attached garage with power and light, windows to the rear, stainless steel double drainer sink with cupboards above and below, accessed via a metal up and over door.



FLOORPLAN

GROUND FLOOR



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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