



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



PROPERTY DESCRIPTION

A particularly attractive older style 3 bedroom detached house situated in this most sought after tree lined road in the popular Collington area. The property is on a corner plot and thus enjoys parking to the front and rear of the garden, together with a large detached garage at the foot of the garden. Other notable features include extension to the rear giving a third reception room, large entrance hall, 3 WC's, bathroom with separate shower, kitchen with range cooker and conveniently situated for the town centre and Collington railway station. EPC - D

FEATURES

- Very attractive older style extended detached house
- Kitchen with range cooker
- Large entrance hall
- Bathroom with separate shower
- 3 wc's
- Off road parking to the front and rear
- Large garage at the foot of the garden
- Very convenient Collington location
- 130 Square Meters
- Council Tax Band - E





ROOM DESCRIPTIONS

Large Covered Entrance

With Marley tiles leading to front door with glazed side screens leading to good sized entrance hall.

Entrance Hall

With radiator, under-stairs storage cupboard, exposed floorboards, picture rail.

Living Room

16' 4" into bay x 11' 11" (4.98m x 3.63m) Feature fireplace with inset real flame effect gas fire, TV aerial point, picture rail, two radiators, double glazed bay window with outlook to front, smaller double glazed window to side.

Dining Room

12' 11" x 10' 10" (3.94m x 3.30m) Feature cast-iron fireplace, radiator, picture rail, double glazed window with outlook to side, archway leading to further reception room.

Third Reception Room

10' 2" x 10' 7" (3.10m x 3.23m) With double glazed double doors with a pleasant outlook over the rear garden, further double glazed window to side, wall lights, picture rail, TV aerial point.

Kitchen

12' 11" x 10' 3" (3.94m x 3.12m) With range of oak units comprising of the butlers sink with mixer tap with cupboard under further range of cupboards with working surfaces over, some matching wall mounted cupboards mainly having glass display fronts, part tiling to walls, chimney breast with inset range cooker, dishwasher and washing machine included, some built-in storage cupboards and large walk-in larder style cupboard with (shelving, small double glazed window and with space for fridge freezer) double glazed window having pleasant outlook over the rear garden and further double glazed frosted glass window to the side, double glazed door leading to the side of the property.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor, double glazed window, hatch to loft space.

Bedroom One

16' 1" x 12' 0" (4.90m x 3.66m) With a range of fitted bedroom furniture comprising double wardrobe with mirrored doors two single wardrobes and a range of drawers and cupboards, picture rail, radiator, double glazed bay window with outlook to front, small double glazed window to the side.

Bedroom Two

13' 0" x 10' 11" (3.96m x 3.33m) With built-in storage cupboard, radiator, wash hand basin, picture rail, double glazed window with outlook to side.

Bedroom Three

10' 11" x 7' 7" (3.33m x 2.31m) extending to 10'5 into bay, With radiator, double glazed window with outlook to front.

Bathroom

With white suite comprising; roll top bath with mixer taps and shower attachment, wash hand basin with storage cupboards below, low-level WC, separate shower cubicle with glass doors and screen and chrome fittings, heated towel rail, tiled walls, tiled floor, cupboard with shelving housing, the wall mounted combination boiler, two double glazed frosted glass windows.

Further Separate WC

With concealed cistern, with tiled walls and tiled floor, frosted glass double glazed window.

Garage

22' 2" x 9' 7" (6.76m x 2.92m) Large garage at the foot of the garden accessed via Willingdon Avenue with personal door from the garden, power and light with wooden double doors leading onto an additional private driveway.

Outside

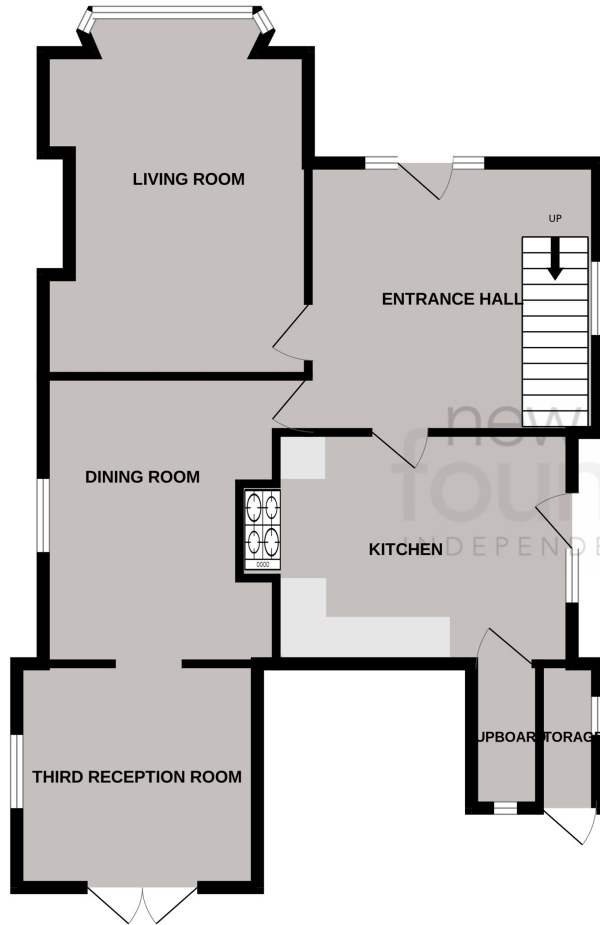
There is a further private driveway to the front of the property which runs down the side of the house laid to block paving, remainder is mainly to lawn with attractive Boundary brick wall.

Rear garden measuring 50 feet in length by 42 feet in width, with large areas of lawn, raised patio further patio at the foot of the garden, lockable storage cupboard attached to the house, access down both sides of the property to the front, outside tap outside, gardeners toilet with low-level WC, wash hand basin and window.

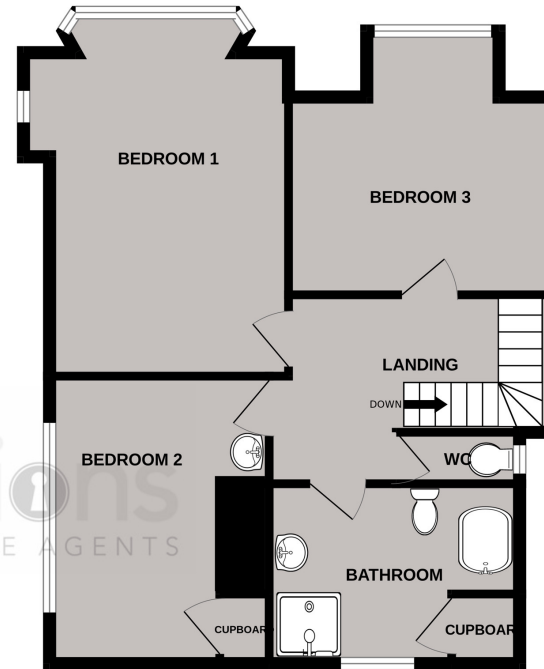


FLOORPLAN

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

