



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£450,000** 22 Cranston Avenue, Bexhill-on-Sea TN39 3QD  
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

In the desirable Collington area of west Bexhill, this substantial extended semi-detached house offers a flexible layout. Under current ownership, the house has been substantially improved, resulting in accommodation that includes: An enclosed entrance porch opening into the inner hall. There is a good-sized lounge at the front of the property, as well as bedroom four, which is currently utilised as a home office. Located at the rear of the house, the impressive kitchen/diner is fitted with modern wall and base units, as well as a central island. Integrated appliances include a dishwasher, an eye-level oven and an electric hob with extractor over. The kitchen/diner features double doors that open onto the rear garden, as well as undercounter lighting. Located adjacent to the kitchen is a modern utility room with plumbing for appliances as well as a modern shower room. There are three good-sized double bedrooms on the first floor and a modern fitted bathroom. Furthermore, the property benefits from gas central heating, double glazing and a part-boarded loft space.

22 Cranston Avenue, Bexhill-on-Sea, East Sussex, TN39 3QD

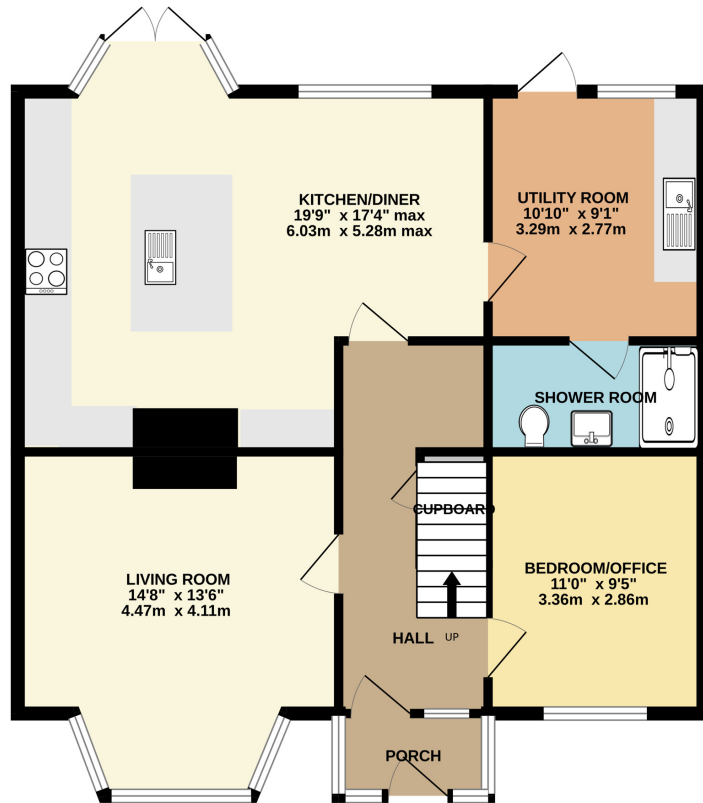
 4 Bedroom  2 Bathroom  2 Reception



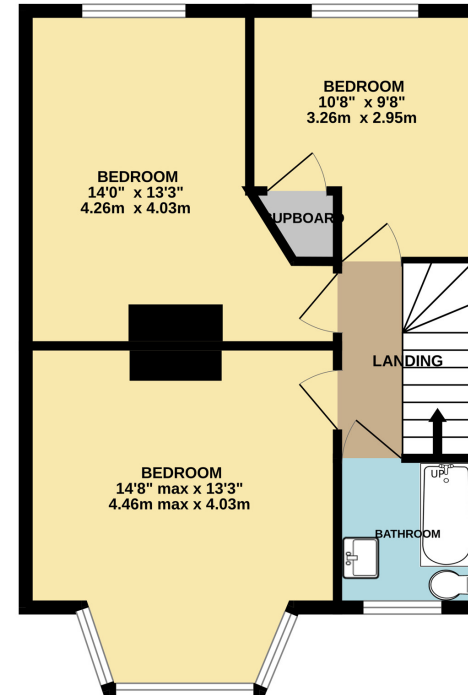
### Key Features:

- Significantly Extended Semi-Detached House
- Four Double Bedrooms
- Impressive Kitchen/Diner
- Sought After Collington Location
- Modern Fixtures & Fittings
- Two Bathrooms
- Beautiful Rear Garden
- Separate Utility Room

GROUND FLOOR  
805 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	81
		EU Directive 2002/91/EC	

### Exterior

There is a small garden to the front of the property, a block paved driveway and gated side access to the rear.

The beautiful rear garden is predominantly laid to lawn with an area of raised patio ideal for alfresco dining. There is a variety of well-established trees shrubs and planting throughout the garden, outdoor lighting and a garden shed.

### 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 0.8 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.5 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Schools for all ages are also close by.

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4 Bedroom 2 Bathroom 2 Reception

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