






**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

39a Cranston Avenue, Bexhill-on-Sea, East Sussex  
TN39 3NN  
**£430,000**  2 Bedroom  1 Bathroom  2 Reception







## AT A GLANCE...

This generously proportioned detached bungalow enjoys a desirable south-facing rear garden and the significant advantage of no onward chain.

Ideally positioned within the highly sought-after Collington area of West Bexhill, the property is filled with natural light thanks to its favourable south facing aspect and offers natural charm throughout.

An enclosed porch opens into a welcoming entrance hall. The well-appointed fitted kitchen features matching wall and base units, an integrated eye-level oven, gas hob, dishwasher and space for additional appliances. A door leads through to the utility room, which provides convenient access to both the front and rear of the property. Adjacent to the kitchen, the dual-aspect dining room benefits from a door opening into the conservatory, which enjoys pleasant views across the rear garden. The dual-aspect living room is accessed via elegant double doors and features a focal fireplace, with further double doors opening directly onto the garden.

The bungalow offers two well-proportioned double bedrooms and a fitted shower room. Additionally, there is a substantial loft space accessed via a pull-down ladder, offering excellent potential for further development, subject to the necessary consents. To fully appreciate the space, light and charm this beautiful home has to offer, early viewing is highly recommended.

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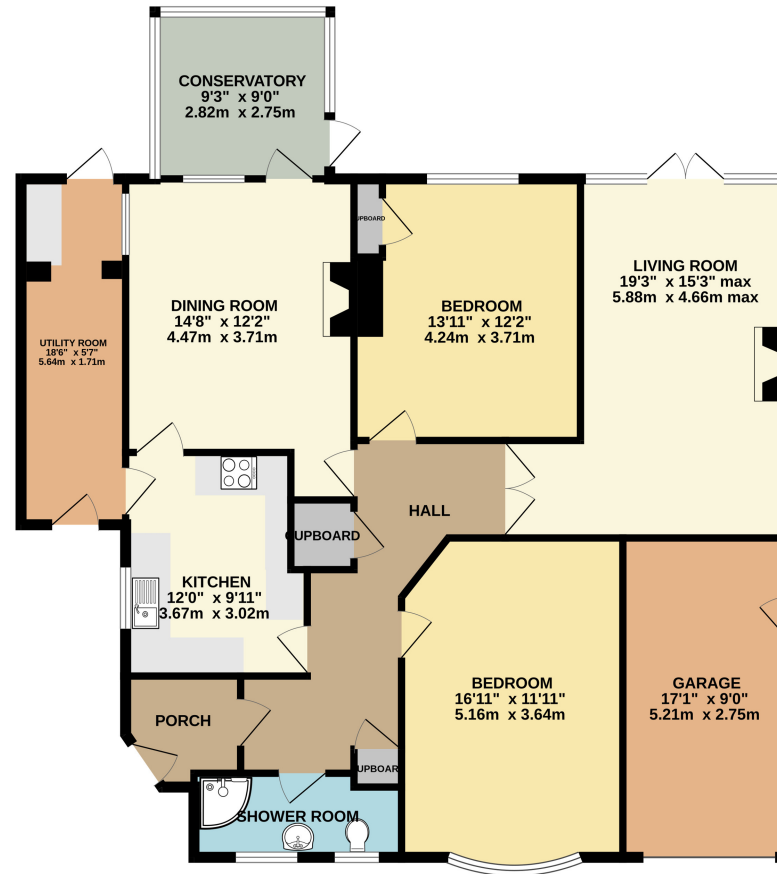
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### Key Features:

- Deceptively Spacious Detached Bungalow
- Two Double Bedrooms
- Off Road Parking & Garage
- Sought After Collington Location
- Two Reception Rooms & Conservatory
- South Facing Garden
- Excellent Further Potential
- No Onward Chain

GROUND FLOOR  
1451 sq.ft. (134.8 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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		
EU Directive 2002/91/EC		

### Exterior

To the front of the property there is plenty of off-road parking and access into the garage via a newly installed up and over door.

The rear garden enjoys a desirable southerly aspect. Immediately to the rear of the property is a paved terrace extending across the full width of the bungalow and beyond the utility room, providing an ideal area for outdoor seating and entertaining. Steps lead up to the main garden, which is generously sized and predominantly laid to lawn, complemented by a greenhouse and an attractive selection of mature shrubs and established planting.

### 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 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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