



1 Cranston Rise, Bexhill-on-Sea, East Sussex, TN39 3NJ

Immaculately Presented Three Bedroom Detached Bungalow With Manicured front & Rear Gardens

£450,000 - Freehold

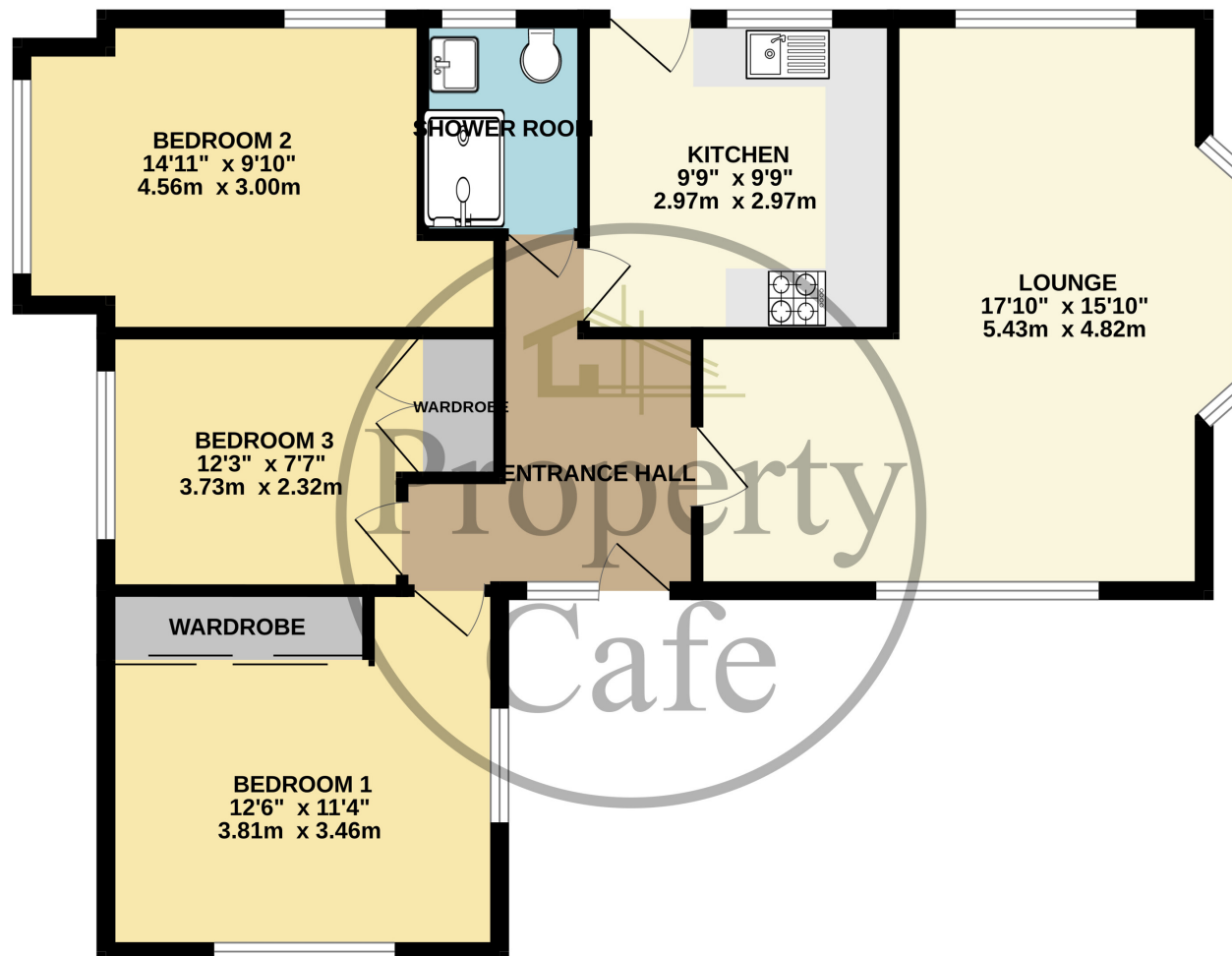




Property Cafe are delighted to present to the market this stunning, three bedroom, detached bungalow for sale offering garage, ample parking and manicured front & rear gardens whilst conveniently being positioned in a sought after pocket of 'Collington' Bexhill. Accommodation and benefits include; A bright & airy entrance hall giving access to all internal rooms; Spacious lounge/diner featuring a great space to relax or entertain; Modern fitted with ample cupboard & worktop space in addition to an integrated oven & hob as well as space for freestanding white goods; Three well proportioned bedrooms all with private & pleasant outlooks, the master benefitting from fitted wardrobes; Modern fitted family shower room comprising of a double walk-in shower cubicle, wash basin & WC; A vast loft space offering a dormer window and a fantastic opportunity to convert subject to the relevant permissions being granted; Externally the property boasts a large garage, off-road parking for several vehicles and manicured front & rear gardens on a substantial corner plot. The bungalow is being sold in excellent decorative order throughout, gas central heated and double glazed. We recommend you view at your earliest convenience.



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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Bedrooms: 3
Receptions: 1
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access. Level access shower.

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



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities in addition to excellent primary & secondary schools. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Detached Bungalow For Sale
- Manicured Front & Rear Gardens On A Generous Plot
 - Modern Fitted Kitchen
- Large Garage & Off-road Parking For Multiple Vehicles
 - Excellent Decorative Order Throughout
- Modern Fitted Shower Room
- Vast loft Space With Scope & Potential
- Sought After 'Collington' Location
- Gas Central Heated & Double Glazed
- Viewing Highly Recommended