



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

Spacious Three Bedroom Semi-Detached House With Garage, Parking & Potential To Extend £439,950 - Freehold



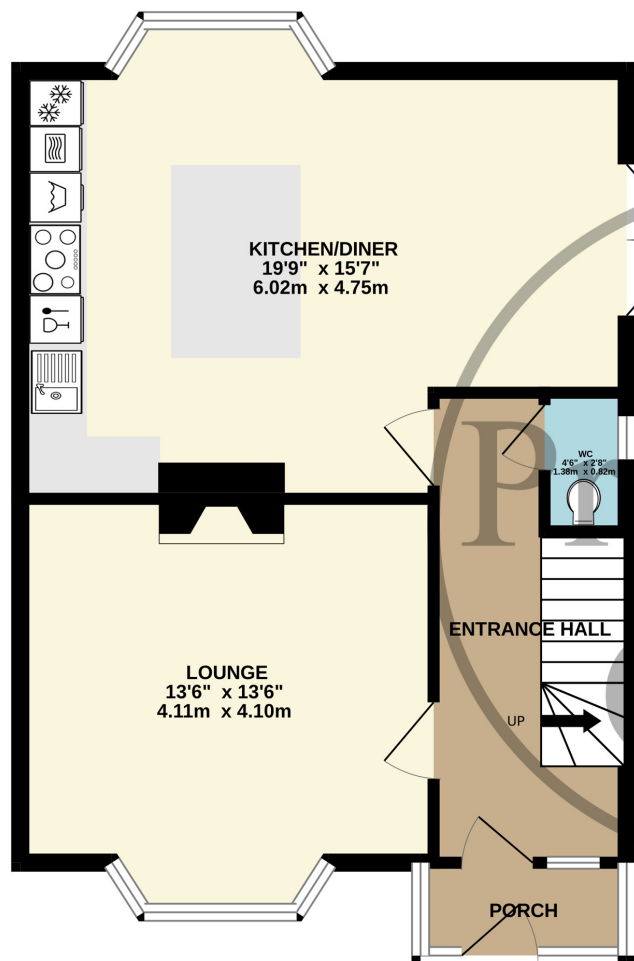




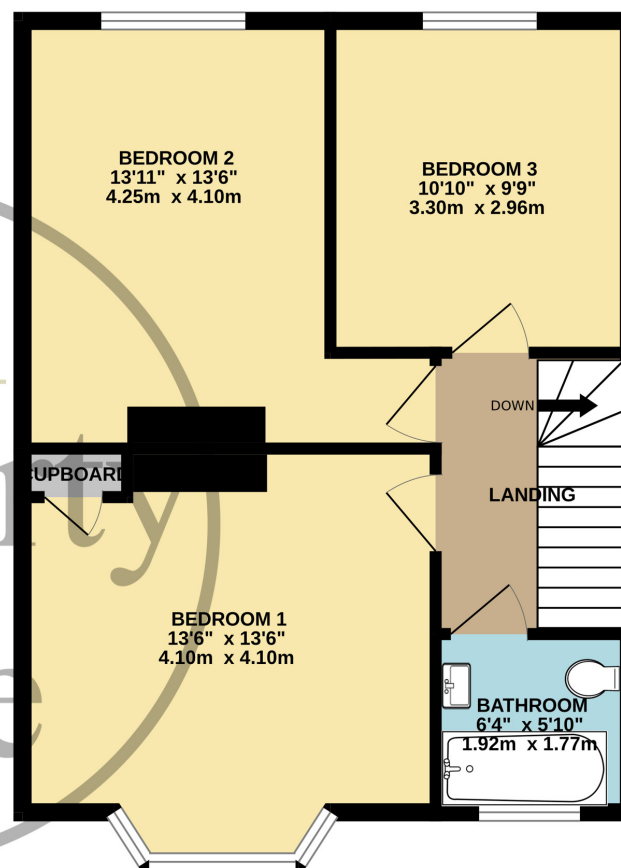
Property Cafe are delighted to present to the market this spacious three bedroom, semi-detached family home for sale in excellent condition and positioned within a sought after pocket of 'Collington' Bexhill. Accommodation and benefits include; A bright & airy entrance porch leading into an inner hallway giving access to all ground floor rooms; Cosy lounge offering an excellent space to retreat to in the evening; Spacious kitchen/diner/family room, the modern way of living and providing a great area to entertain guests & family events, the kitchen boasting ample cupboard & worktop space in addition to an island doubling up as a breakfast bar and integrated appliances including, electric oven & hob, microwave, washing machine, dishwasher and fridge/freezer; Ground floor WC; Upstairs comprising of three generous double bedrooms all a good size and a modern fitted family bathroom consisting of a bath with overhead shower, wash basin & WC. Externally the property boasts a private rear garden with multiple seating areas, bar and large garden shed; Additional space to the side of the property offering potential and scope to extend, subject the relevant planning permissions being obtained; Single garage & off-road parking. The property is offered for sale in excellent decorative order throughout in contemporary colour schemes, gas central heated, double glazed and with motivated sellers. We recommend you view at your earliest convenience.



**GROUND FLOOR**  
540 sq.ft. (50.2 sq.m.) approx.



**1ST FLOOR**  
509 sq.ft. (47.3 sq.m.) approx.




**TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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:** 2  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (69)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** Cable.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(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 <small>EU Directive 2002/91/EC</small> 		



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 Semi-Detached House For Sale
- Potential To Extend Subject To Planning Permission
  - Single Garage & Off-Road Parking
  - Cosy Lounge
- Generous Kitchen/Diner/Family Room

- Three Double Bedrooms
- Modern Fitted Family Bathroom
  - Private Rear Garden
- Sought After 'Collington' Location
- Viewing Highly Recommended