

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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**Cranston Avenue, TN39**  
 Approximate Gross Internal Area = 133.8 sq m / 1441 sq ft  
 Approximate Garage Internal Area = 10.6 sq m / 115 sq ft  
 Approximate Total Internal Area = 144.4 sq m / 1556 sq ft

**BURGESS & CO.**  
 01424 222255

86 Cranston Avenue, Bexhill-On-Sea, TN39 3NL

£575,000 Freehold



01424 222255

Burgess & Co are delighted to offer to the market this delightful and charming detached house, situated on a tree lined road within the sought after area of Collington. Ideally located being within easy reach of the shopping parade at Collington, Collington train station, bus services, as well as Bexhill Town Centre offering shops, restaurants, mainline railway station and seafront. The spacious accommodation comprises to the ground floor a porch, an entrance hall, a living room, a separate dining room, a kitchen, a utility room and a shower room. To the first floor there are three double bedrooms, a separate w.c, and a bathroom. Further benefits include gas central heating and double glazed windows. To the outside there is a front garden with a driveway providing off road parking leading to a garage and to the rear there is an enclosed garden being mainly laid to lawn. The property is to be offered with NO ONWARD CHAIN. Viewing is highly recommended to fully appreciate not only the location but all that this property has to offer.

**Porch**

With double glazed windows, door to

**Entrance Hall**

With radiator, understairs storage cupboard, further cupboard.

**Living Room**

16'6 x 13'5

With two radiators, feature stone fireplace, double glazed bay window to the front.

**Dining Room**

14'5 x 10'11

With radiator, feature brick fireplace, double glazed window to the front, double glazed French doors to the rear garden.

**Kitchen**

12'5 x 7'10

Comprising matching range of wall & base units, worksurfaces, inset sink unit, inset electric hob, electric oven, space for dishwasher, radiator, partly tiled walls, floor standing boiler, double glazed window to the rear. Door to

**Utility Room**

10'5 x 5'2

Comprising wall & base units, worksurface, inset Butler sink, space for washing machine & fridge, radiator, partly tiled walls, double glazed window to the side & rear. Door to the side.

**Shower Room**

6'1 x 5'4

Comprising wash hand basin, sliding door to low level w.c, shower

cubicle, partly tiled walls, double glazed frosted window to the side, two double glazed frosted windows to the rear.

**First Floor Landing**

With double glazed window.

**Bedroom One**

16'2 x 11'0

With radiator, double glazed window to the front.

**Bedroom Two**

14'5 x 11'0

With radiator, vanity unit with inset wash hand basin, fitted cupboard, double glazed window to the front & side.

**Bedroom Three**

13'10 x 12'10

With radiator, pedestal wash hand basin, fitted cupboard, access to eaves, double glazed window to the rear.

**Separate W.C**

Comprising low level w.c, radiator, double glazed frosted window to the rear.

**Bathroom**

6'0 x 6'0

Comprising bath, pedestal wash hand basin, tiled walls, double glazed frosted window to the front.

**Garage**

14'0 x 8'0

With up & over door, double glazed window & door to the rear.

**Outside**

To the front there is a wall enclosed area of garden with lawn, flowerbeds housing mature plants & shrubs, steps & pathway to the entrance and a driveway providing off road parking leading to a garage. To the rear there is a patio area, an area of lawn, flowerbeds housing mature plants & shrubs, a greenhouse, a summerhouse and the garden is enclosed by fencing. To the side there is access to a store cupboard housing the gas meter.

**NB**

Council tax band: E

