34 Cranston Avenue, Bexhill-On-Sea, East Sussex TN39 3QG

Offers In Excess Of £500,000 Freehold

About this property

A beautifully presented and characterful detached family home comprising, entrance porch, entrance hallway, living room, dining room, modern fitted kitchen, outbuilding suitable for utility use, home bar, downstairs w.c, three bedrooms and a modern fitted family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles and a beautifully maintained private rear garden, mainly laid to lawn with various plants, shrubs and small trees. The garden further benefits from a raised decking area and separate patio area suitable for 'Alfresco dining'. The garden is enclosed to all sides, providing privacy and seclusion.

The property is located in this sought after location of Collington, within easy routes to local public transport including Collington Train Station, and within short distance to Bexhill Town Centre, which offers a wide range of amenities.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.

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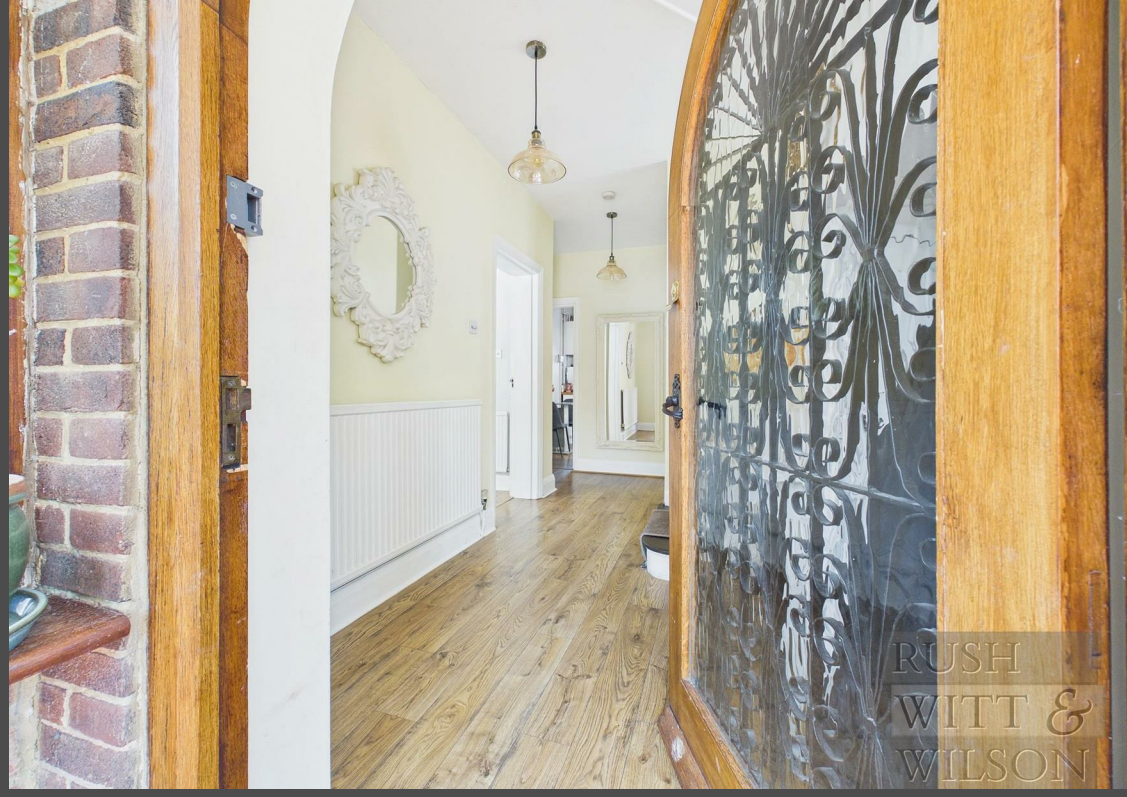
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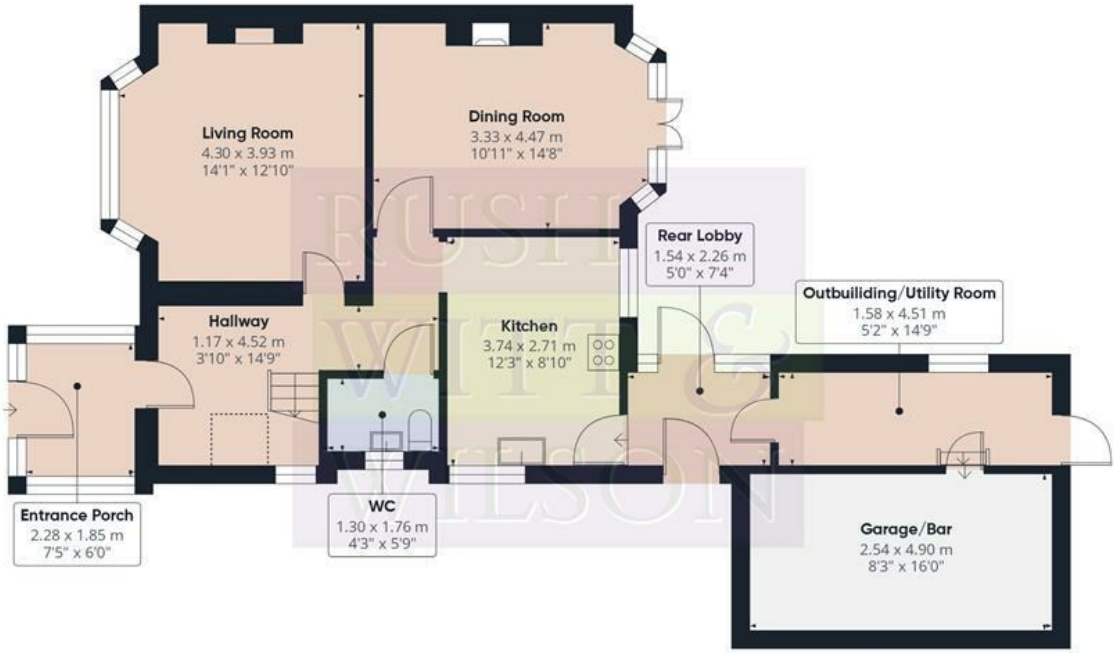
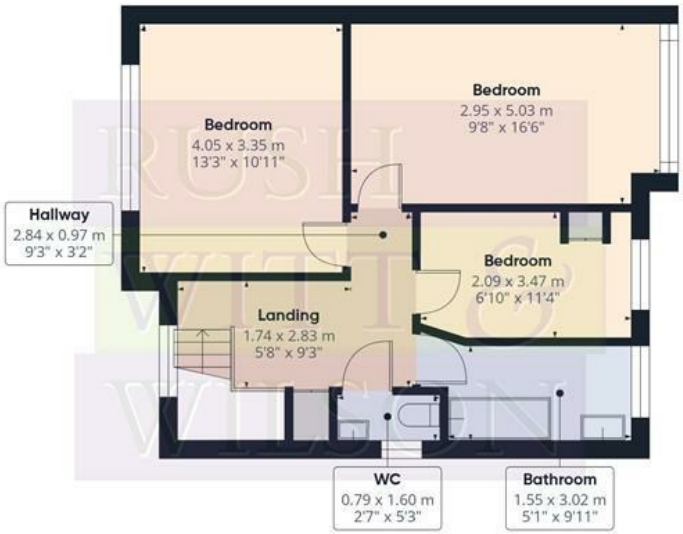


Floor 0



Floor 1

RUSH WITT & WILSON

Approximate total area(1)

129.4 m²

1392 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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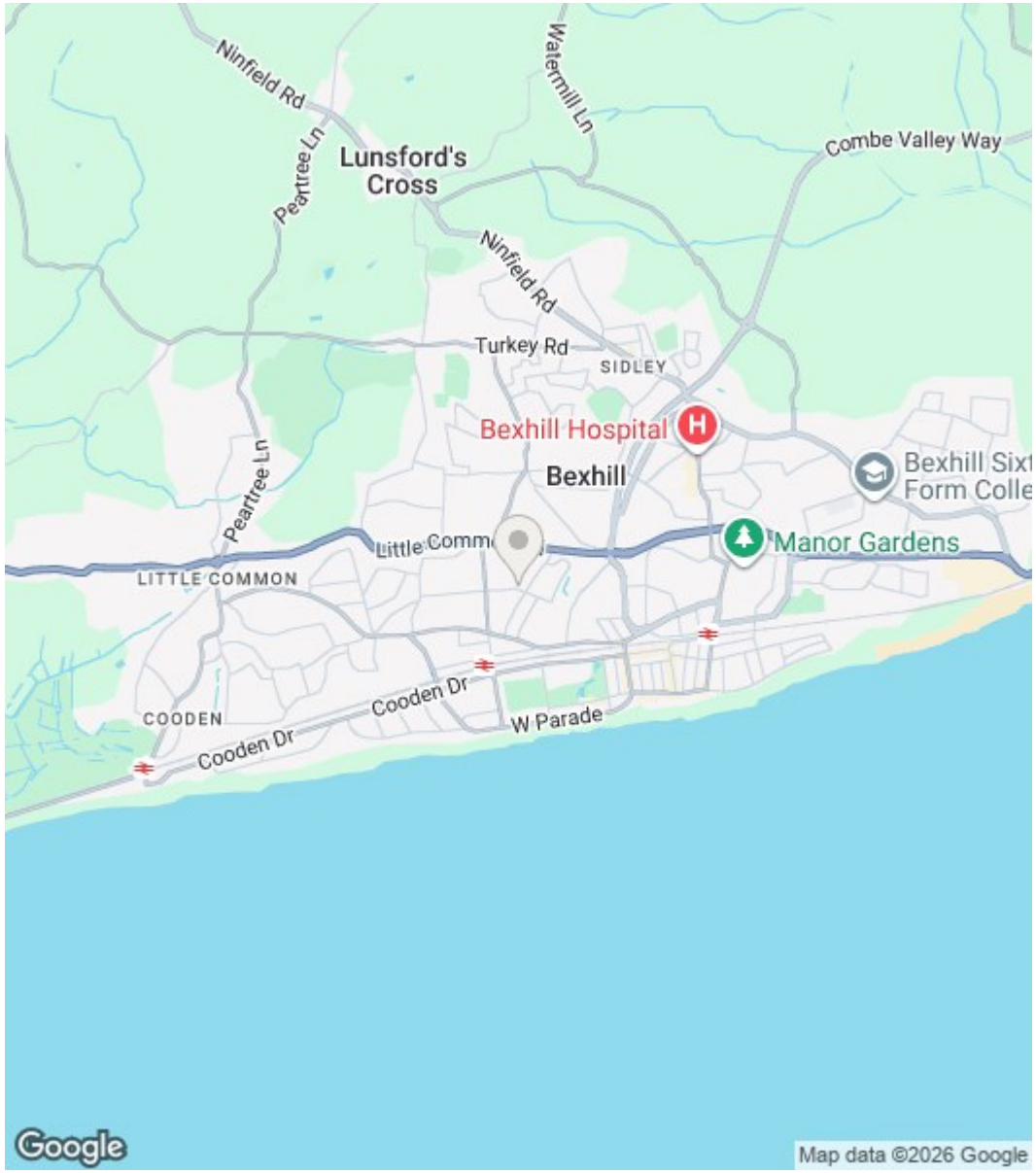

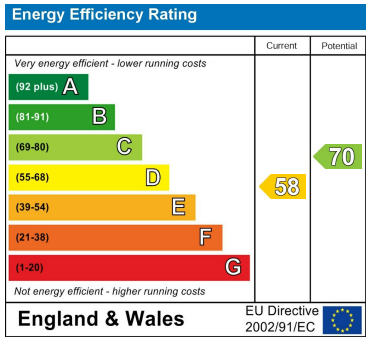

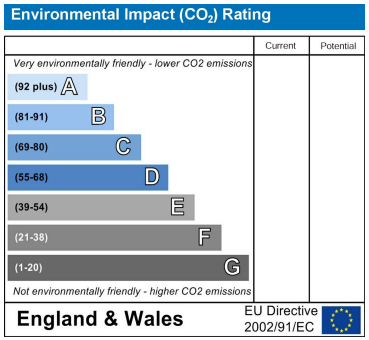

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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