

**RUSH  
WITT &  
WILSON**



**1 Cranfield Court Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1QB  
£325,000**

**A stunning three bedroom ground floor character flat with two courtyards, front garden, driveway and garage, ideally located in the heart of Bexhill town centre. Having been modernized and presented to an exceptional standard throughout by the current vendors, the property comprises a large private entrance porch, stunning entrance hall, three double bedrooms with one currently used as a dining room, bay fronted lounge with modern wood burning stove, fitted kitchen, fitted bathroom and a separate wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a large private front garden, private side and rear courtyards and a driveway providing off road parking leading to the single garage en-bloc. Ideally situated within easy walking distance to Bexhill town centre and amenities, mainline rail station with direct links to London, Gatwick, Brighton and Ashford International and just a short walk from the picturesque Bexhill seafront, viewing comes highly recommended by RWW Bexhill to appreciate this stunning ground floor flat offered with a Share Of Freehold.**



**Private Entrance Porch**

15'5" x 5'5" (4.72 x 1.67)

Double glazed door leading to entrance porch, with triple aspect windows to the front, side and rear elevations, obscured glass panelled internal door leading to entrance hall.

**Large Entrance Hall**

33'3" x 6'3" (10.16 x 1.93)

Two radiators, obscured double glazed window to the rear elevation, stunning corniced ceiling, ceiling rose.

**Lounge**

18'11" x 12'10" (5.78 x 3.92)

Double glazed bay window to the front elevation, single glazed internal sash window looking through the porch to the side elevation, radiator, modern fitted log burner, cornice ceiling, ceiling rose.

**Kitchen**

12'7" x 6'9" extending to 14'6" (3.85 x 2.06 extending to 4.43)

Double aspect, double glazed windows to the rear and side elevations, double glazed door giving access to the rear of the property, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel bowl and half sink unit with drainer and mixer tap, space for range style cooker, plumbing space for dishwasher, additional walk in space to the side of the kitchen with space for fridge/freezer, and additional storage space, part tiled walls, serving hatch to dining room.

**Bedroom One**

17'6" x 12'11" (5.35 x 3.96)

Double glazed bay window to the front elevation, radiator, corniced ceiling, ceiling rose.

**Bedroom Two**

14'0" x 13'8" (4.29 x 4.18)

Double glazed bay window to the side elevation, double glazed window to the rear elevation, radiator, serving hatch through to kitchen.

**Bedroom Three**

11'6" x 7'0" (3.53 x 2.14)

Double glazed window to the rear elevation, radiator, fitted storage cupboard with shelving and additional storage cupboard above.

**Bathroom**

Obscured double glazed window to the side elevation, radiator, white bathroom suite comprising panelled enclosed bath with wall mounted shower controls and shower attachment, vanity unit with wash hand basin, mixer tap and storage cupboards beneath, large built in storage/linen cupboard with fitted shelving and storage cupboard above, part tiled walls.

**Separate WC**

Obscured double glazed window to the side elevation, radiator, low level wc with built in cistern wash hand basin, large storage cupboard providing ample storage space.

**Outside****Rear Courtyard**

Beautifully presented low maintenance south westerly facing rear courtyard, which also houses the utility out building.

**Utility Out Building**

Plumbing space for washing machine, wall mounted gas central heating boiler, under stairs storage space, cupboard housing the electric and gas meters.

**Side Courtyard**

South facing, low maintenance courtyard which is patio laid with gated access leading to the front of the property,

Both courtyards have a connecting pathway to each other with gated access leading to the rear of the building which has the drive way providing off road parking and the garage en-bloc.

**Single Garage En-Bloc**

With up and over door, light and power.

**Front Garden**

Stunning front garden that is mainly laid to lawn, with some mature plants and shrubs, patio laid pathway leading to the entrance porch.

**Lease and Maintenance**

Share of Freehold, maintenance is 1/3 share split as and when needed.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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