

**RUSH  
WITT &  
WILSON**



**43 Cranston Avenue, Bexhill-On-Sea, East Sussex TN39 3NN  
£625,000**

**A beautifully presented three bedroom detached chalet bungalow improved and refurbished by the present owners to an exceptionally high standard, two reception rooms, highly sought after area of Collington, features include gas central heating system, double glazed windows and doors, two bathrooms, upvc conservatory, impressive entrance lobby, stunning kitchen/ breakfast room, utility room, reduced single garage, extensive off road parking, private front and south facing rear garden. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hallway**

With entrance door, two double radiators, half height wall panelling, herringbone solid wood flooring, under stairs storage cupboard, built in cloaks cupboard, obscured glass windows to front elevation and additional window to side.

### **Shower Room**

Suite comprising walk-in shower with fixed shower head, chrome controls, chrome heated towel rail, wall mounted wash hand basin with vanity unit beneath, W.C. with low level flush, fully tiled walls, obscured glass window to side elevation. Tiled floor.

### **Living Room**

17'3 x 14'9 (5.26m x 4.50m)

Windows to rear elevation, door leads to conservatory, further window to front elevation, beautiful ornate fireplace with real flame coal gas fire, double radiator, herringbone solid wood flooring.

### **Conservatory**

23'5" x 5'0" (7.14m x 1.54m)

Overlooks rear garden with French doors leading out to rear patio, additional doors to side, tiled floor, UPVC double glazed construction, double radiator.

### **Kitchen/Breakfast Room**

20'2" x 15'3" (6.15 x 4.67)

Windows overlook the rear elevation, French doors lead into the conservatory, two double radiators, stunning kitchen comprising base and wall units with quartz worktops, centre island with butler sink and mixer tap, integrated dishwasher, gas hob, extractor canopy and light, tiled splashbacks, double oven with grill, additional integrated microwave oven, space for American style fridge/freezer, walk in pantry with shelving, double radiator, space for additional white goods, tiled floor, space for table and chairs.

### **Utility Room**

11'7" x 10'10" (3.55 x 3.31)

Window overlooks the rear elevation, door to rear garden, base and wall units with solid wood block worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, concealed boiler cupboard, door to garage.

### **Bedroom Two**

15'2 x 12'1 (4.62m x 3.68m)

Window to front elevation, double radiator.

### **Bedroom Three**

11'1 x 11 (3.38m x 3.35m)

Window to front elevation, double radiator.

### **First Floor Landing**

Study area with window to front elevation, double radiator, eaves storage.

### **Bedroom One**

16'6" x 15'8" (5.03 x 4.79 )

Southerly facing French doors overlook the rear garden with glass balcony, double radiator, built in storage cupboard, built in wardrobe cupboard.

### **Bathroom**

Modern bathroom suite comprising walk in shower cubicle with chrome controls and shower head, wc with concealed cistern, panelled bath with hand/shower attachment, wall mounted wash hand basin and vanity unit beneath, wall and floor tiling, window to rear elevation, chrome heated towel rails, obscured glass window to the side elevation.

### **Outside**

#### **Front Garden**

Mainly laid and created for low maintenance with bark areas and shrubbery, all enclosed with fencing to all sides, extensive off road parking for several vehicles on the paved driveway, side access is available.

#### **Rear Garden**

Has been landscaped which is mainly laid to lawn with a southerly aspect, all enclosed with fencing to all sides with mature shrubbery, various patio areas for alfresco dining, raised flowerbeds and decked area, timber framed shed, large summer house with power and light, outside water tap.

#### **Garage**

Electrically operated roller door, power and light, partly converted to create utility room.

#### **Agents Notes**

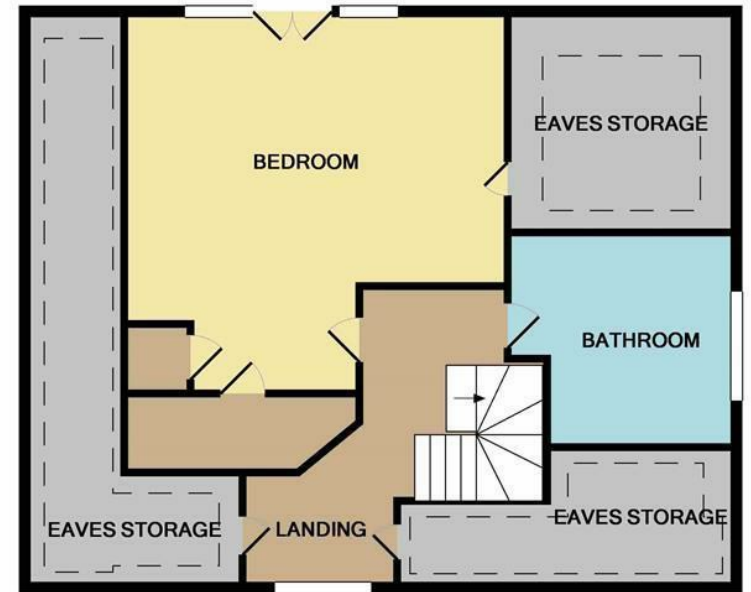
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that

measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





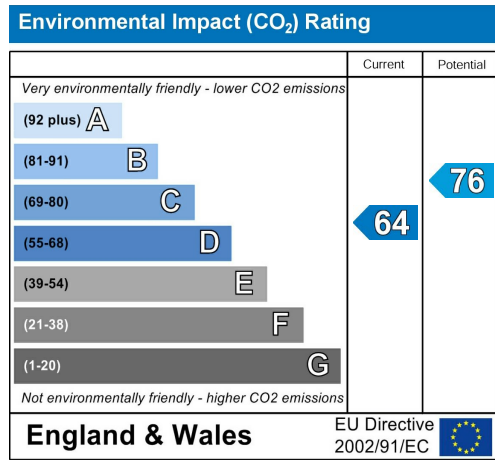
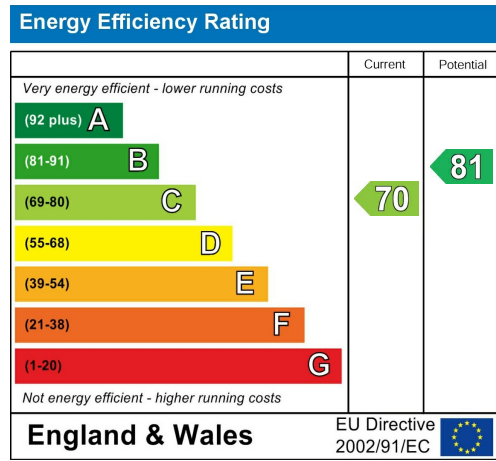
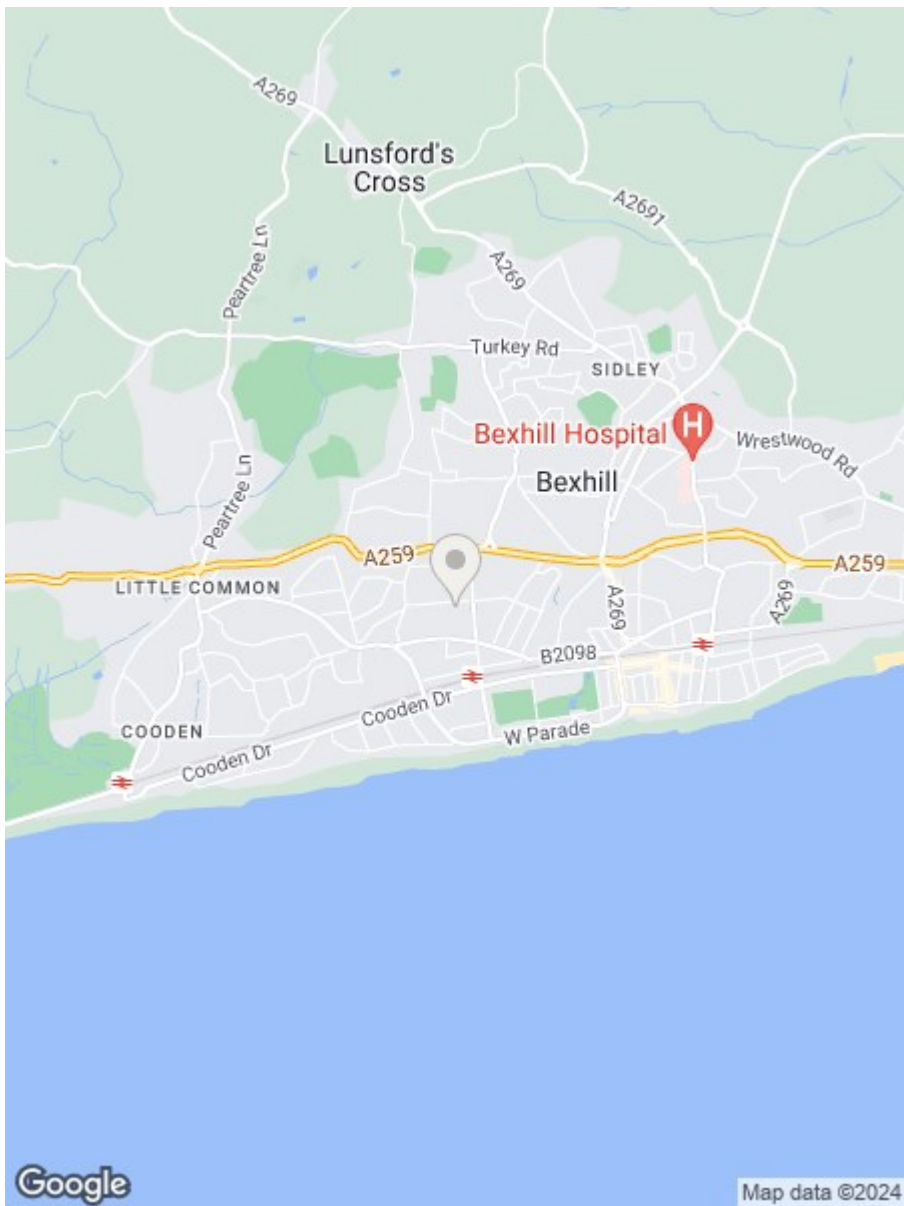
GROUND FLOOR  
APPROX. FLOOR  
AREA 1419 SQ.FT.  
(131.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2127 SQ.FT. (197.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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