

**RUSH
WITT &
WILSON**



**1 Cranston Rise, Bexhill-On-Sea, East Sussex TN39 3NJ
£399,950**

A beautifully presented older style three bedroom detached bungalow, situated in the beautiful Collington area of Bexhill. Benefits include gas central heating system, double glazed windows and doors, stunning corner plot with beautiful gardens to all sides, extensive off road parking to the front, over-sized single garage, NO ONWARD CHAIN. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

With laminate wood flooring, covered radiator, entrance door, window to the front elevation, access to roof space.

L-Shaped Living Room/Dining Room

15'9 x 18'4 (4.80m x 5.59m)

Window to front, side and rear elevations, two double radiators, laminate wood flooring, real flame gas coal effect fire set in ornate surround.

Kitchen

9'8 x 10'4 (2.95m x 3.15m)

Window and door to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktop surfaces, one and half bowl enamel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, built in oven and grill with gas hob, extractor canopy and light, tiled splashbacks, space for fridge/freezer, single radiator.

Bedroom One

14'10 x 9'10 (4.52m x 3.00m)

Windows to both rear and side elevations, double radiator, laminate wood flooring.

Bedroom Two

12'8 x 11'7 (3.86m x 3.53m)

Windows to front and side elevations, double radiator.

Bedroom Three

12'7 x 7'7 (3.84m x 2.31m)

Window to the side elevation, double radiator, laminate wood flooring, overhead storage cupboards.

Bathroom

Suite comprising corner bath with hand shower attachment, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, single radiator, tiled walls, obscured glass window to the rear elevation.

Outside

Corner Plot.

Front Garden

Mainly laid to lawn, extensive in size with well stocked shrub and flowerbeds, extensive off road parking is available to the front of the property for several vehicles.

Side Gardens

Mainly laid to lawn, with side and front pathways, well stocked and mature shrub and flowerbeds.

Rear Garden

Mainly laid to lawn with bricked paved pathway, enclosed with fencing to all sides offering privacy and seclusion, large timber framed workshop with power and light.

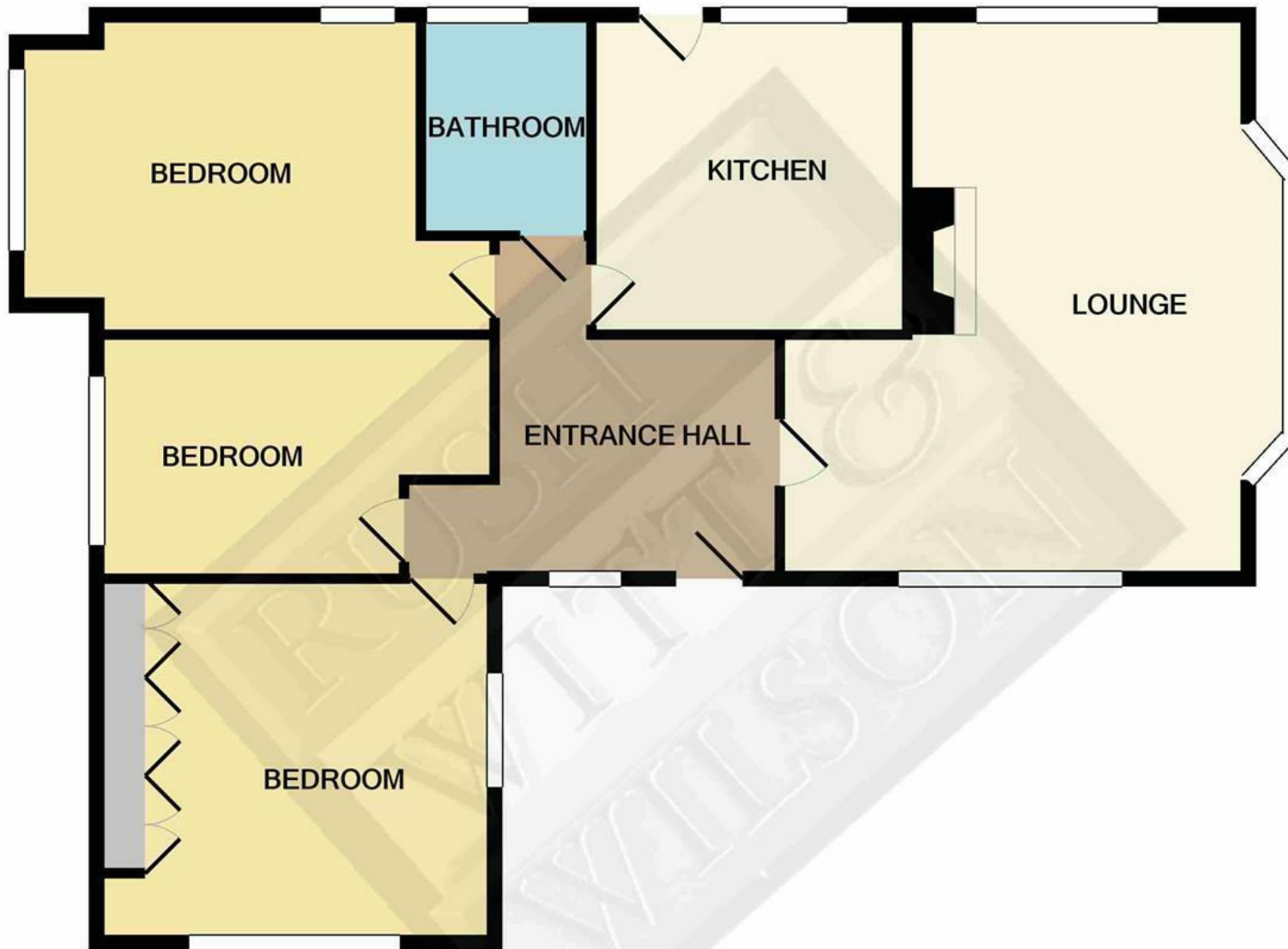
Garage

Over sized single garage with metal up and over door, power and light, personal door to rear and window to side.

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.





TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 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, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**