

**RUSH  
WITT &  
WILSON**



**3 Trinity Trees Cranston Close, Bexhill-On-Sea, East Sussex TN39 3NW  
£475,000**

**A three bedroom detached bungalow, situated in this peaceful and quiet location of Collington, Bexhill. The property comprises, three bedrooms, fitted kitchen, dual aspect living/dining room, bathroom, separate w/c. Other internal benefits include gas central heating to radiators and double glazed windows and doors, NO CHAIN. Externally, the property boasts off road parking for multiple vehicles, well established front and rear gardens and garage. Viewing comes highly recommended by RWW. Council Tax Band D.**



**Entrance Hallway**

With entrance door, radiator, access to loft via pull down ladder, storage cupboard, airing cupboard housing the hot water cylinder with slatted shelving.

**Living/Dining Room**

26'0" x 12'1" (7.95 x 3.69)

Dual aspect, with double glazed windows to the front and double glazed French doors giving access onto rear garden, two double radiators, serving hatch to kitchen, feature fireplace, obscured glass panelled window to the side.

**Kitchen**

12'5" x 10'11" (3.80 x 3.34)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with double drainer and mixer tap, four ring gas hob with extractor canopy, integrated electric oven and grill, tiled splashbacks, gas central heating and domestic hot water boiler, serving hatch through to dining room, pantry, double glazed windows overlooking the rear garden, obscured glass panelled door giving access onto rear.

**Bedroom One**

12'9" x 11'0" (3.90 x 3.36)

Double glazed window overlooking the rear elevation, fitted bedroom furniture comprising wardrobe cupboards, over bed cupboards, double radiator .

**Bedroom Two**

12'5" x 8'5" (3.80 x 2.57 )

Double glazed window to the front elevation, built in wardrobe cupboards with hanging space and shelving, radiator.

**Bedroom Three**

10'11" x 7'10" (3.35 x 2.40)

Double glazed window overlooking the front elevation, radiator.

**Bathroom**

Suite comprising wc with low level flush, panelled bath with chrome hot and cold taps, wall mounted power shower, chrome shower attachment and chrome showerhead, pedestal mounted wash hand basin with mixer tap, radiator, obscured double glazed window to the side elevation.

**Separate WC**

Suite comprising wc with low level flush, floating wash hand basin with mixer tap, radiator, obscured glass window to the side elevation.

**Outside****Front Garden**

Large driveway providing off road parking for multiple vehicles, well established gardens mainly laid to lawn with small shrubs of various kinds.

**Garage**

With up and over door, power and light, personal door to rear giving access onto the garden.

**Rear Garden**

Mainly laid to lawn, small plants, shrubs and trees of various kinds, patio area suitable for alfresco dining, timber framed shed, side access is available.

**Agents Note**

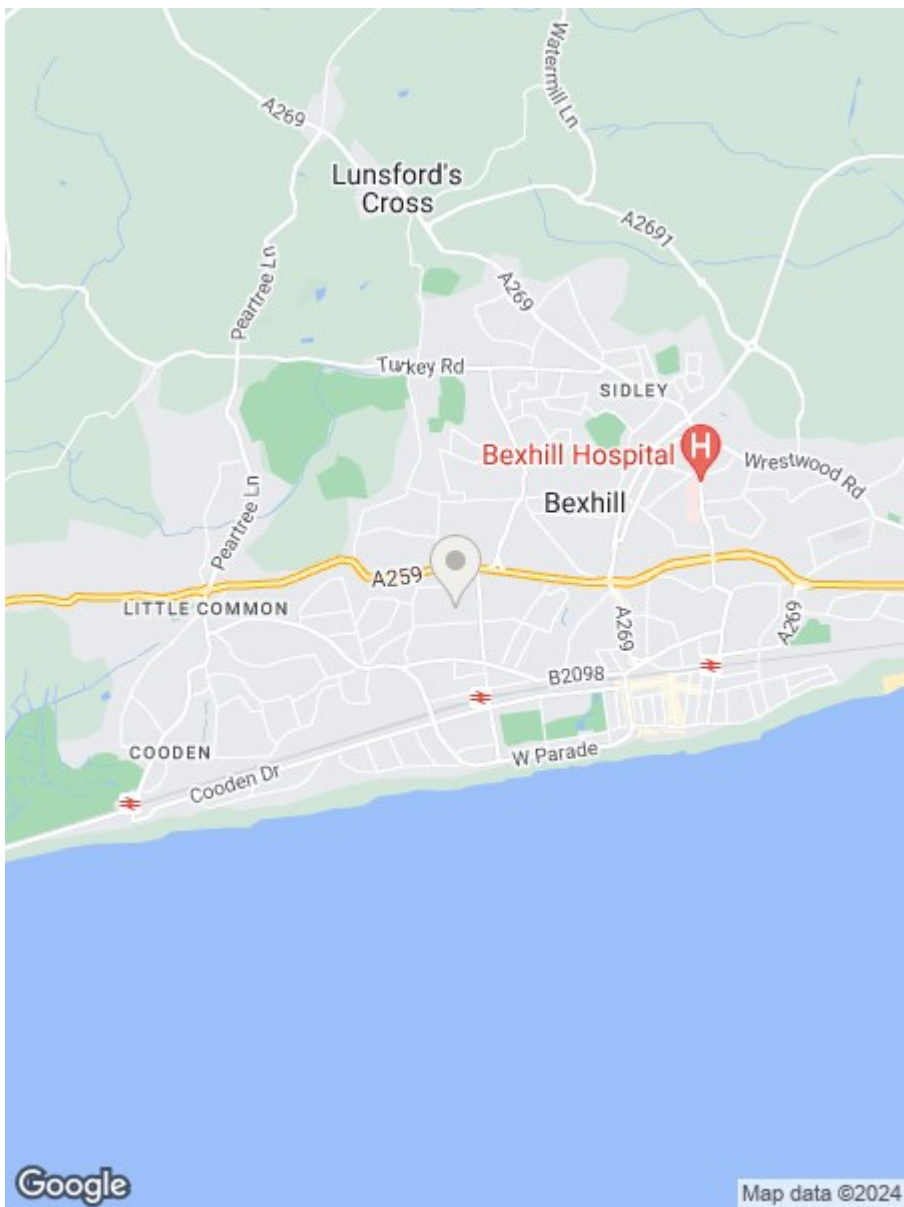
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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