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**4 Cranston Close, Bexhill-On-Sea, East Sussex TN39 3NW
£435,000 Freehold**

About this property

This bright and spacious three-bedroom detached bungalow is perfectly positioned in a quiet cul-de-sac within the highly sought-after area of Collington. Extended by previous vendors, the property offers generous and versatile accommodation throughout. It features three well-proportioned bedrooms, including a master bedroom with a modern en-suite shower room. The home also boasts a welcoming living/dining room, a well-appointed kitchen, a separate utility room and a shower room. Additional benefits include gas central heating, double glazing throughout, and a light, airy feel across the property. Externally, the bungalow enjoys well-maintained front and rear gardens, a single garage, and a driveway providing off-road parking for multiple vehicles. Early viewing is highly recommended and is available exclusively through the vendor's sole agents, Rush Witt & Wilson.







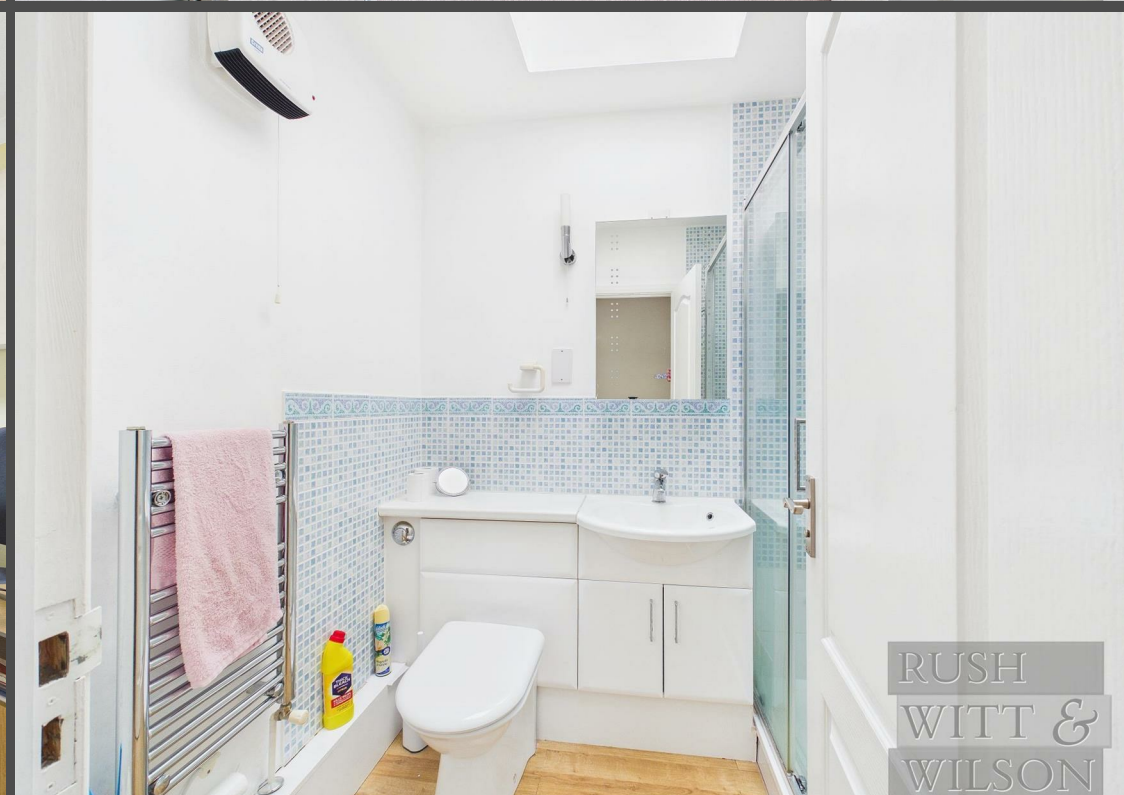
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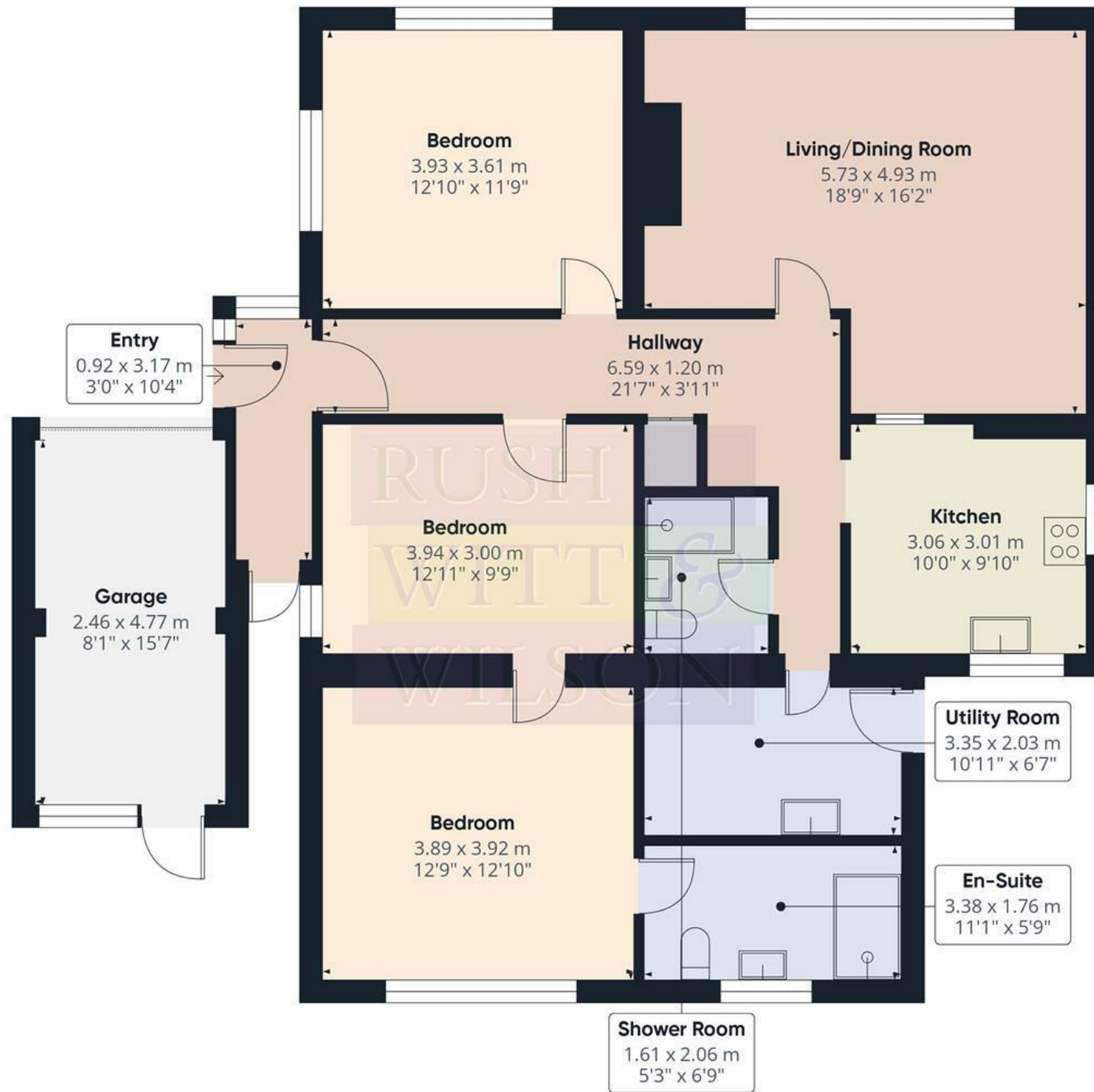
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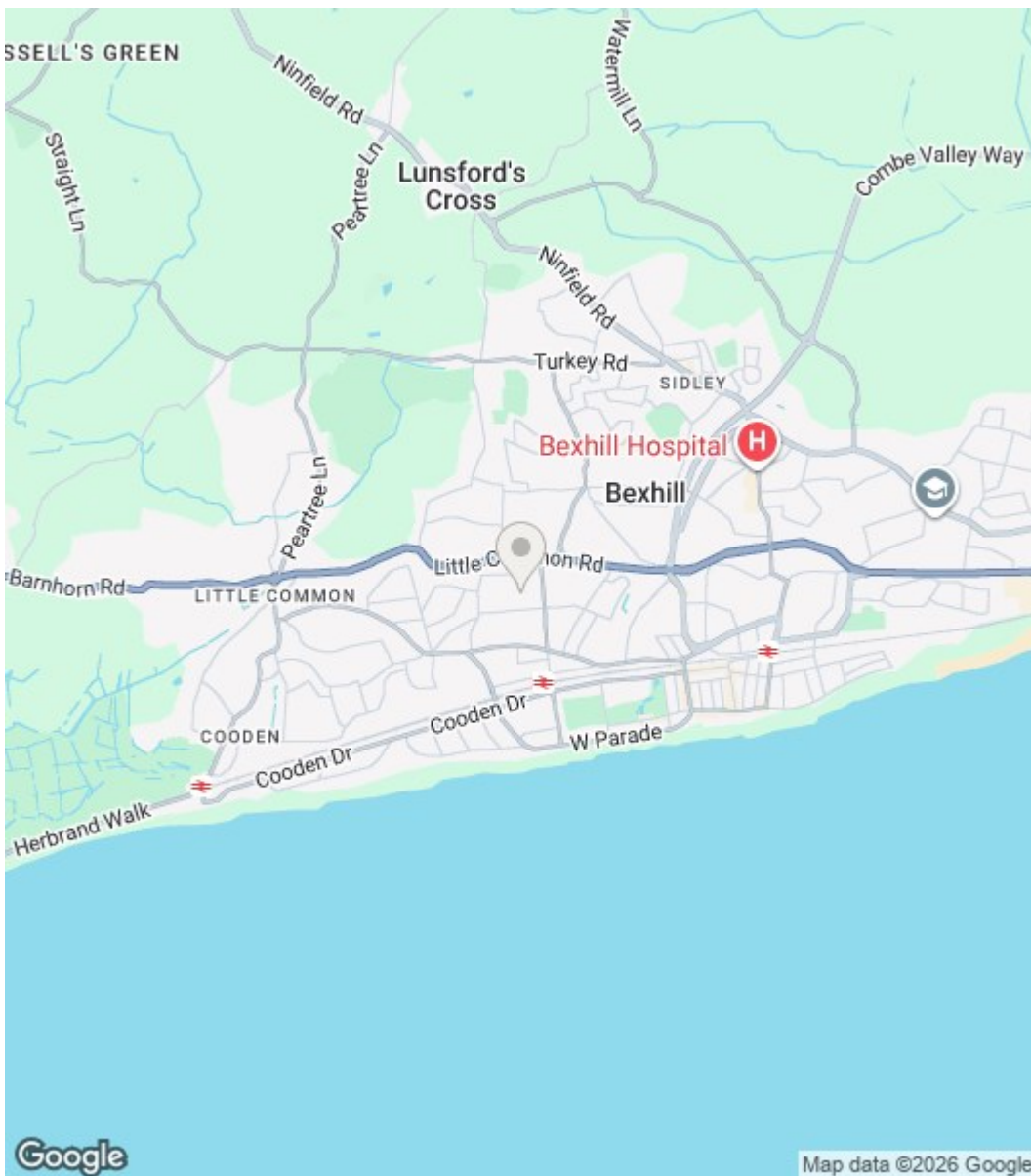
Approximate total area⁽¹⁾
117.4 m²
1265 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	57	73
EU Directive 2002/91/EC		

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