



OAKFIELD



Cranston Avenue, Bexhill-On-Sea, TN39 3HD

Offers Over £185,000



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## Cranston Avenue, Bexhill-On-Sea, TN39 3HD

A great opportunity has arisen to acquire this chain free and vacant two-bedroom purpose-built ground floor flat, ideally situated in the sought-after Collington area of Bexhill-on-Sea. Conveniently located within easy reach of local shops, amenities, and excellent transport links, the property is also just a short walk from the picturesque Bexhill seafront and promenade.

The accommodation is well-proportioned throughout and comprises an entrance hall, sitting room, kitchen, bathroom/WC, and two bedrooms. Further benefits include sealed unit double glazing, gas central heating with boiler and radiators, communal gardens, and an allocated off-road parking space.

The property offers excellent potential for some modernisation and improvement, making it an ideal purchase for first-time buyers, buy-to-let investors, downsizers, or those seeking a well-positioned coastal home.

Collington is a popular residential area known for its convenience and accessibility, with nearby railway stations providing links to Hastings, Eastbourne, Brighton, and London, while the town centre and seafront offer a variety of cafés, restaurants, leisure facilities, and independent shops.





**Living Room**  
14'5" x 13'2" (4.39m x 4.01m)

**Kitchen**  
9'8" x 8'10" (2.95m x 2.69m)

**Bedroom One**  
12'4" x 10'7" (3.76m x 3.23m)

**Bedroom Two**  
9'8" x 9'5" (2.95m x 2.87m)

**Bathroom**  
6'9" x 5'11" (2.06m x 1.80m)

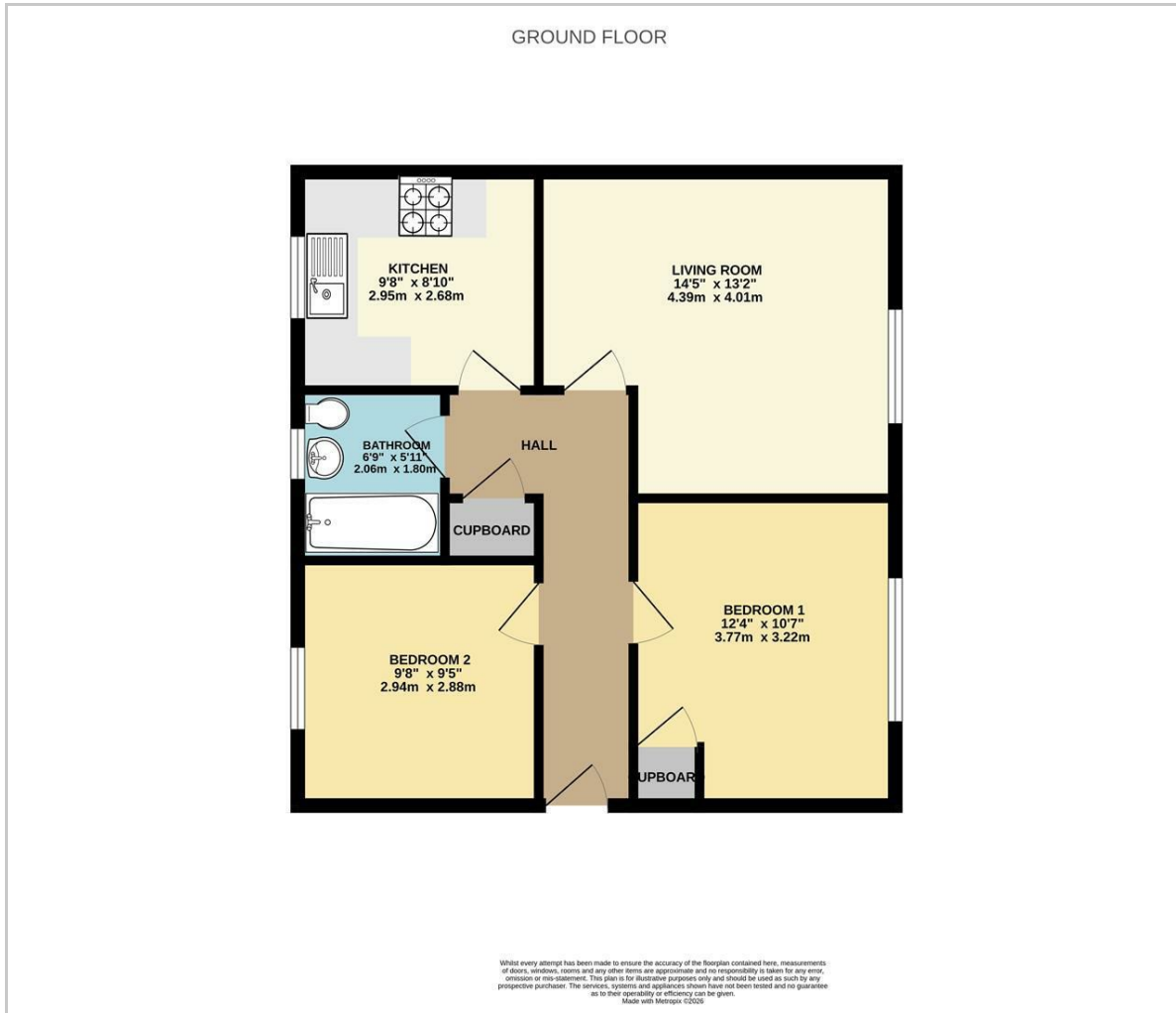
**Council Tax Band B - £2,100.74 Per Annum**

**Leasehold**

Oakfield manages the block, the seller advises that the property is offered as share of freehold and has approximately 964 years remaining on the lease with the service charge of £1,250 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



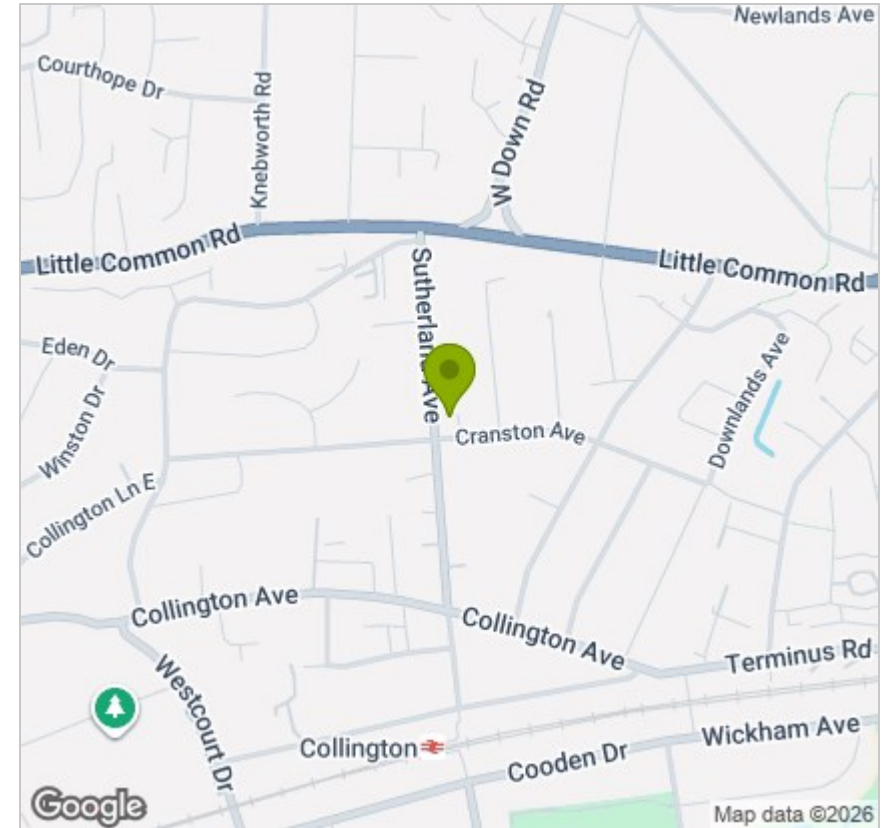
## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

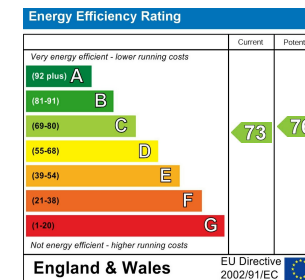
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## Area Map



## Energy Efficiency Graph



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