



BURGESS & CO.  
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101 Collinswood Drive, St. Leonards-On-Sea, TN38 0NX

Offers Over  
£325,000 Freehold





**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to present to the market this bright and spacious detached bungalow, ideally located in a quiet residential area yet within a mile of West St Leonards mainline railway station, shopping facilities and the seafront. There are also nearby bus services and Hastings Town Centre with further shopping facilities, restaurants as well as the historic Old Town are within two miles. The accommodation comprises an entrance hall, a bay fronted living room, a fitted kitchen, a separate w.c, three bedrooms and a fitted family bathroom. The property benefits from gas central heating and double glazed windows. To the outside there is a driveway leading to a garage, a front garden and a delightful tiered rear garden with distant sea views. Early viewing is recommended to truly appreciate all this property has to offer with the vendors sole agents.

**Porch**

With door to

**Entrance Hall**

With radiator, storage cupboard, loft hatch.

**Living Room**

18'4 x 12'9

With radiator, feature fireplace with gas point, triple aspect room with double glazed bay window to the front, double glazed window to both sides.

**Kitchen**

9'7 x 8'9

Comprising matching range of wall & base units, worksurface, inset sink, fitted electric hob, fitted oven, space for fridge/freezer, storage cupboard, radiator, double glazed window to the side & rear, double glazed door to the side.

**Bedroom One**

11'9 x 11'2

With radiator, double glazed window to the side & rear.

**Bedroom Two**

9'9 x 8'2

With radiator, double glazed window to the side.

**Bedroom Three**

8'2 x 8'2

With radiator, double glazed window to the side.

**Bathroom**

5'9 x 5'4

Comprising bath with shower over, wash hand basin, partly tiled walls, radiator, double glazed frosted window to the side.

**Separate W.C**

Comprising low level w.c, partly tiled walls, double glazed frosted window to the side.

**Garage**

15'7 x 8'3

With up & over door, window & door to the rear garden.

**Outside**

To the front there is an area of lawn with flowerbed borders housing mature shrubs, a sloped driveway providing off road parking, leading to a garage and side access. To the rear there is a patio area, an outside tap, steps lead up to a large area of lawn with mature shrubs & hedges and a garden shed.

**Outside W.C**

Comprising low level w.c, wash hand basin, window to the rear.

**NB**

Council tax band: D

