



ESTATE AGENTS

**79, Collinswood Drive, St Leonards-on-sea, TN38
0NX**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £439,950

PCM Estate Agents are delighted to present an exceptional opportunity to acquire a BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED HOME, set back from the road, the property is approached via a driveway with AMPLE OFF ROAD PARKING and a DELIGHTFUL GARDEN that enjoys plenty of sun throughout the day.

Located within the desirable West St. Leonards, on an incredibly sought-after tree-lined road. Ideally situated, this home is just a short walk from West St. Leonards train station, popular local schools, and an array of boutique shops, cafés, and tranquil parks within St Leonard's.

This contemporary CHALET-STYLE RESIDENCE offers flexible accommodation, easily configured as either four bedrooms with one reception space or three bedrooms with two reception rooms. Upon entry, you are welcomed by a bright, inviting hallway. The ground floor offers a GENEROUS LOUNGE, perfectly adaptable as a lounge-diner, a MODERN KITCHEN, and TWO WELL-PROPORTIONED GROUND FLOOR BEDROOMS in which one could serve as a formal dining room. Completing the ground floor is a STYLISH FAMILY BATHROOM. Upstairs, the spacious landing leads to TWO FURTHER DOUBLE BEDROOMS, including a master with a JACK & JILL EN-SUITE.

With the perfect balance of modern comforts including gas central heating, double glazing, and a beautiful LANDSCAPED GARDEN with a patio, this home is a tranquil retreat in a vibrant neighbourhood.

Viewing is highly recommended to fully appreciate its charm and its superb location.

CANOPIED EXTERNAL PORCH

Double glazed door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs recessed area, radiator, under stairs storage cupboard, doors to:

LOUNGE

15'8 x 13'2 (4.78m x 4.01m)

Dual aspect with double glazed window to side and double glazed window to

front with fitted blinds, wood laminate flooring, radiator, stone fireplace with inset electric fire, television and telephone points.

KITCHEN

12'4 x 8'8 (3.76m x 2.64m)

Modern and built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces and matching upstands over, ceramic ceramic electric hob with fitted cooker hood over, waist level double oven and microwave oven, space for tall fridge freezer, wall mounted cupboard concealed boiler, integrated dishwasher, cupboard concealed consumer unit, inset circular sink with mixer tap, integrated washing machine, radiator, down lights, dual aspect room with double glazed window to side, double glazed window and French doors to rear, framing views and providing access to the garden.

BEDROOM

10'9 x 9'4 (3.28m x 2.84m)

Wood laminate flooring, radiator, built in wardrobe, double glazed window to rear aspect framing some lovely views of the garden and having fitted blinds.

DINING ROOM/ BEDROOM

11'1 x 11'3 (3.38m x 3.43m)

Wood laminate flooring, radiator, built in cupboard, double glazed window to front aspect with fitted blinds.

BATHROOM

Panelled bath with mixer tap, shower over bath with rain style shower head and hand-held shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, heated towel rail, part tiled walls, down lights, two double glazed windows with obscured glass to rear aspect.

FIRST FLOOR LANDING

Spacious with radiator, double glazed window to front aspect having partial views of the sea and access to eaves storage, door to:

BEDROOM

10'3 x 9'9 (3.12m x 2.97m)

Dual aspect with Velux style window to front and rear elevations, access to eaves storage, radiator, door providing access to:

EN-SUITE

Partially tiled, walk in shower, wall mounted vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, heated towel rail, extractor for ventilation, window to rear aspect and return door to landing.

BEDROOM

10'8 narrowing to 7'4 x 10'3 (3.25m narrowing to 2.24m x 3.12m)

Radiator, access to eaves storage, dual aspect with Velux style windows to both front and rear elevations.

OUTSIDE - FRONT

Block paved driveway providing a pleasant approach to the property, off road parking for multiple vehicles, lawned front garden with established plants and shrubs, gated access to the rear garden and outside lighting.

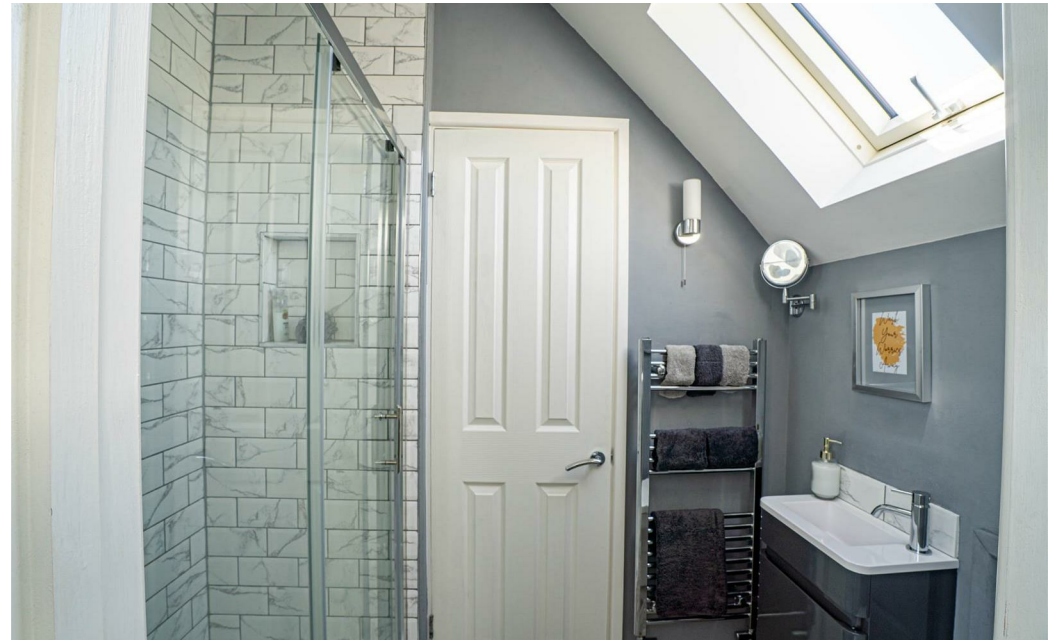
REAR GARDEN

A lovely sunny garden being mainly laid to lawn with a decked patio, there is a fixed metal pergola with retractable canopy, offering welcome shade on a very hot sunny day, wooden shed, established planted borders with a variety of mature plants and shrubs, outside water tap, gated side access to the front garden.

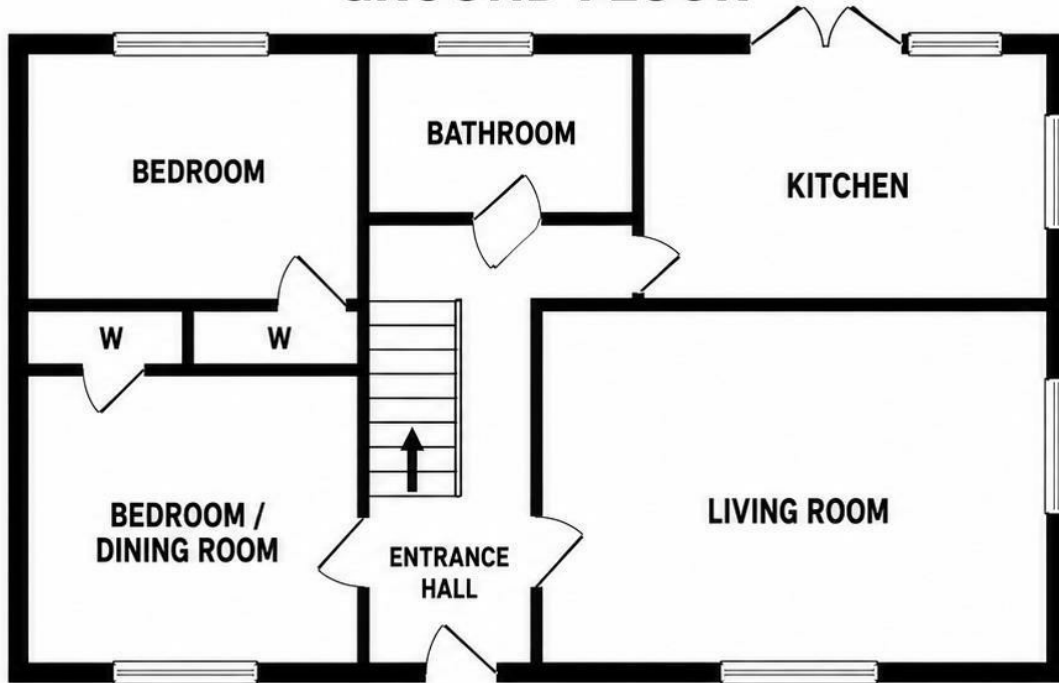
Council Tax Band: C



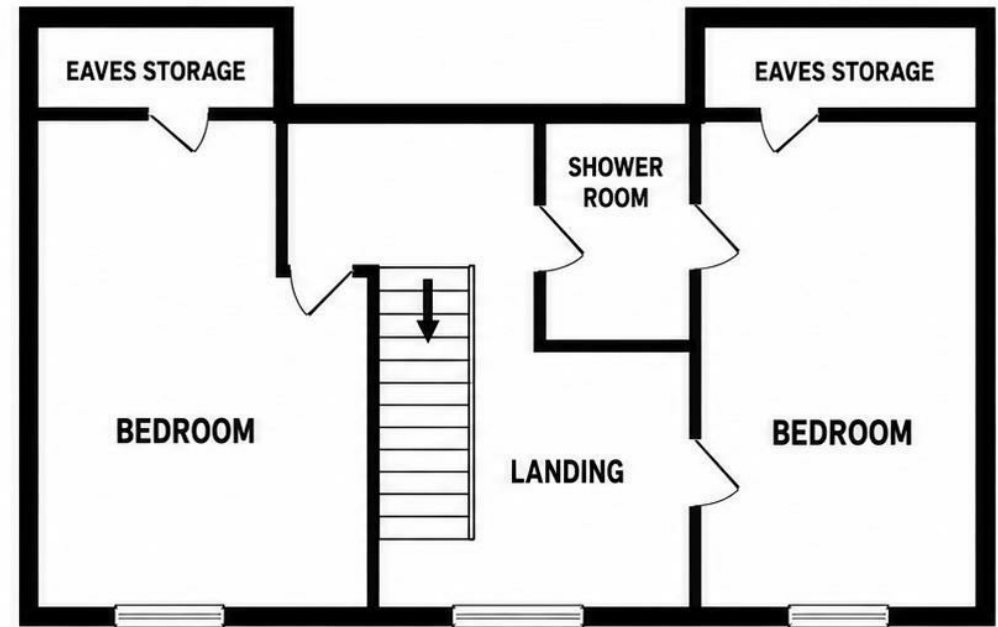




GROUND FLOOR

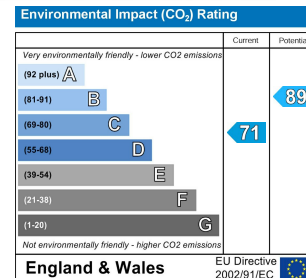
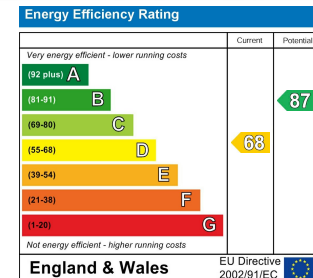


1ST FLOOR



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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