



ESTATE AGENTS

98, Collinswood Drive, St. Leonards-On-Sea, TN38 0NX

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Price £365,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE SEMI-DETACHED THREE BEDROOM FAMILY HOME. The property is approached via a good sized block paved drive providing OFF ROAD PARKING for multiple vehicles and a GARAGE, as well as having an ESTABLISHED LARGE FAMILY FRIENDLY GARDEN.

The property offers modern comforts including gas fired central heating, double glazing and is IN NEED OF SOME MODERNISATION. The accommodation is arranged over two floors comprising a large porch, entrance hall, GOOD SIZED LIVING ROOM, kitchen, single storey extension creating a DINING-FAMILY ROOM with access to the LARGE GARDEN. Upstairs, the landing provides access to THREE COMFORTABLE SIZED BEDROOMS and a bathroom. The garden is a delightful feature and is IMPRESSIVELY LARGE GARDEN, believed to be approximately 100FEET in length (unverified) with several seating areas and a variety of mature plants and shrubs. The property also has the benefit of a GARAGE with access down the side elevation for small vehicles.

Positioned on this incredibly sought-after road within West St Leonards, just a short stroll from popular schooling establishments and nearby West St Leonards railway station with convenient links to London and a vast range of amenities nearby.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment. Please call the owners agents now to book your viewing.

PART BRICK BUILT PORCH

9'3 x 4'3 (2.82m x 1.30m)

Wooden framed single glazed windows to both side and front elevations, ample space for storing coats and shoes, double glazed pattern glass door opening into:

ENTRANCE HALL

Stairs rising to upper floor accommodation, double radiator, under stairs storage cupboard, coving to ceiling, cloaks cupboard, door to kitchen and door to:

LOUNGE-DINING ROOM

19'9 x 12'1 (6.02m x 3.68m)

Coving to ceiling, radiator, television and telephone points, double glazed bay window to front aspect, wooden frames partially glazed French doors with windows either side opening into and providing an outlook into the dining-family room.

KITCHEN

11' x 9'1 (3.35m x 2.77m)

Tiled walls, pantry cupboard, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space for tall fridge freezer, double glazed window to side aspect, door to rear aspect opening onto:

DINING-FAMILY ROOM

12' x 8' (3.66m x 2.44m)

Radiator, windows to rear and side elevations, two radiators, power and light, space and plumbing for washing machine, views and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, cupboard housing immersion heater, double glazed window to side aspect.

BEDROOM ONE

12'3 x 10'8 (3.73m x 3.25m)

Coving to ceiling, radiator, double glazed window to rear aspect with views down the garden.

BEDROOM TWO

11'9 x 10'2 (3.58m x 3.10m)

Built in wardrobes, radiator, double glazed bay window to front aspect.

BEDROOM THREE

9' x 7'6 (2.74m x 2.29m)

Radiator, double glazed window to rear aspect with views down the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin, part tiled walls, wall mounted Dimplex heater, double glazed pattern glass window to front aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, walled/ fenced boundaries.

DETACHED GARAGE

Up and over door, power and light.

REAR GARDEN

Established, large family friendly garden, well-stocked with a variety of mature plants and shrubs, a number of outbuildings, shed's and greenhouses, seating area including a patio abutting the property, pond, areas of lawn, planted borders, fenced boundaries, gated side access to front.

Council Tax Band: D



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(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			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.