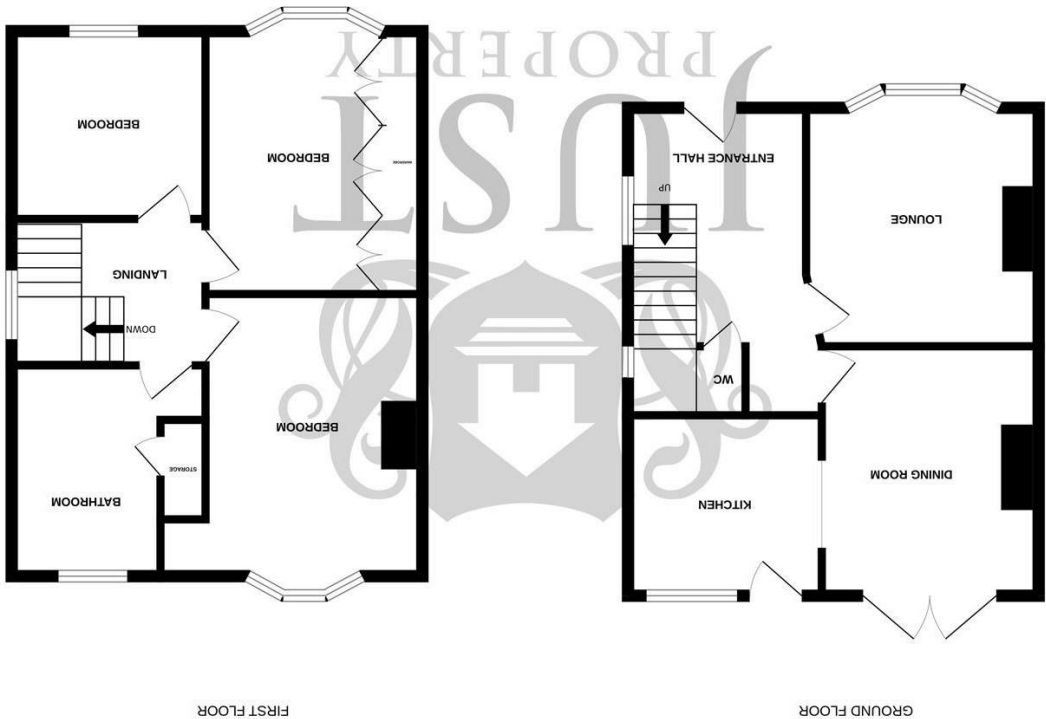




Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

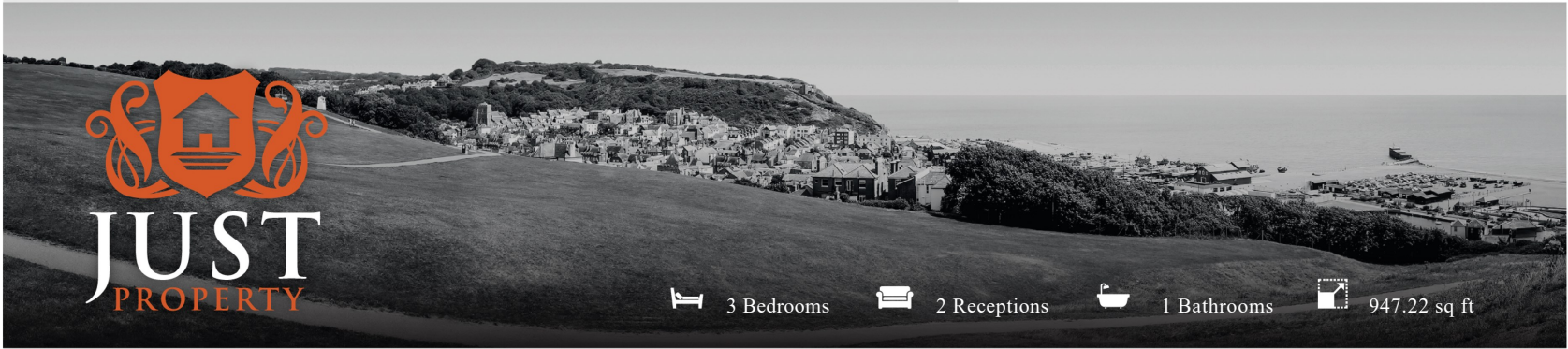
Made with Metropix v2.026



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	78	71
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		



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3 Bedrooms 2 Receptions 1 Bathrooms 947.22 sq ft

15 Collinswood Drive, St. Leonards-On-Sea, TN38 0NU

Freehold

£350,000





Freehold

£350,000



3 Bedrooms



2 Receptions



1 Bathrooms



947.22 sq ft

PROPERTY DETAILS

Located in the very desirable Collinswood Road, St Leonards, within easy walking distance of highly regarded primary and secondary schools, as well as the seafront and promenade, this spacious three-bedroom family home is brought to the market by the sole agents, Just Property.

The accommodation comprises a welcoming and spacious entrance hallway with a useful ground floor WC, a family lounge, and a separate dining room with double doors opening onto the rear garden, along with a fitted kitchen. To the first floor are two generous double bedrooms, a third bedroom, and a family bathroom featuring both a bath and a separate shower unit.

Externally, the property offers off-road parking for several vehicles, a front garden, and a large, well-proportioned rear garden. The rear garden includes an external utility room, storage room, shed, lawned area, and a landscaped garden with patio and decking areas, making it ideal for families and entertaining.

Further benefits include UPVC double glazing and gas-fired central heating.

To arrange a viewing of this excellent family home in such a desirable location, please contact Just Property on 01424 444100.



ROOM DIMENSIONS

Front Door

Entrance Porch

Entrance Hall

WC

Lounge
13'10" x 12'5" (4.23m x 3.81m)

Dining Room
14'5" x 11'9" (4.40m x 3.60m)

Kitchen
8'10" x 8'11" (2.70m x 2.74m)

Stairs To First Floor Landing

Bedroom
13'10" x 9'4" (4.23m x 2.87m)

Bedroom
13'7" x 11'5" (4.15m x 3.50m)

Bedroom
7'8" x 8'10" (2.36 x 2.70m)

Bathroom

Front & Rear Gardens

Off-Road Parking

External Utility Room / Storage Room

FEATURES

- Three Bedroom 1930s Semi-Detached Home
- Popular Residential Location
- Nearby Local Amenities Including Highly Regarded Schools
- Generously Proportioned Throughout
- Off-Road Parking
- Front & Rear Gardens
- Accommodation Spanning Two Floors
- UPVC Double Glazing
- Gas Central Heating
- Utility Room and Storage Buildings

