



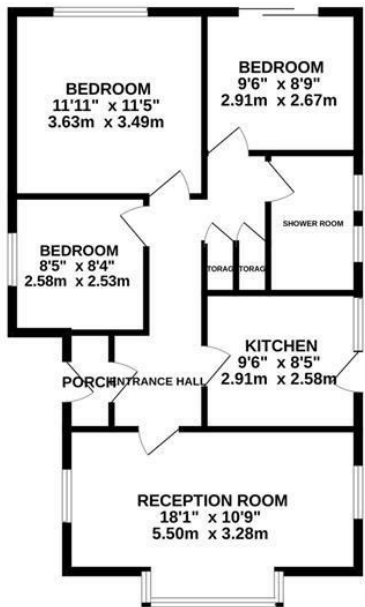
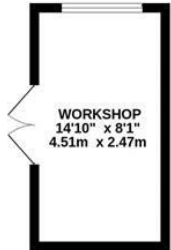
## Collinswood Drive, St. Leonards-On-Sea TN38 0NX

Offers in excess of £385,000



A beautifully presented three bedroom DETACHED BUNGALOW with parking set in a quiet West. St. Leonards location. It's enviably placed close by to popular schools, the beach and within immediate walking distance to West St. Leonards railway station with connections to London. The accommodation here is arranged as a TRIPLE ASPECT LIVING SPACE which offers plenty of room for a dining table to create the ideal sociable setting while the kitchen is separate offering ample storage and worktop space. There are three WELL PROPORTIONED BEDROOMS with the second bedroom benefitting from SLIDING DOORS giving access to the garden together with a STYLISH SHOWER ROOM. The rear garden is a particular feature here, it offers a large patio space making this the perfect spot to DINE AL-FRESCO leading to a raised EXPANSE OF LAWN bordered by mature shrubs and trees. There is also a handy GARDEN WORKSHOP for those seeking additional storage or a working from home space while to the front of the property there is a DRIVEWAY providing off road parking. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed. \* This property also benefits from planning permission to extend into the loft as well as a single storey rear extension. Planning reference: HS/FA/25/00366 \*

GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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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