



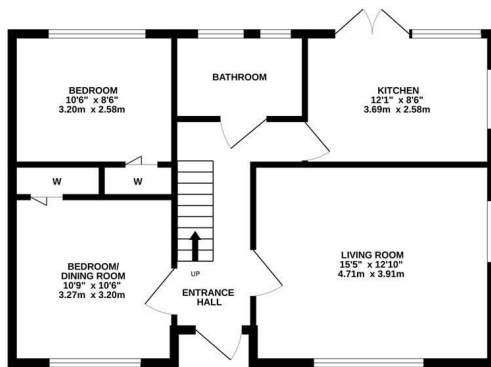
## Collinswood Drive, St. Leonards-On-Sea TN38 0NX

Offers in excess of £450,000

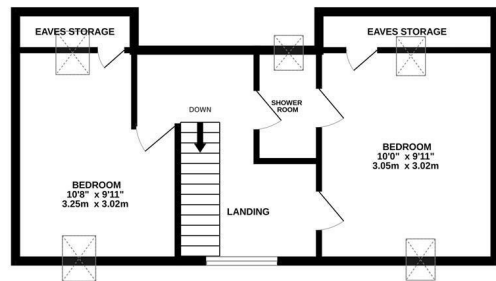


An immaculately presented FOUR BEDROOM bungalow located in a sought after WEST ST. LEONARDS LOCATION within reach of West St. Leonards railway station, local schools and transport links. The accommodation here enjoys GENEROUS PROPORTIONS with a bright, dual aspect living space which measures 15'5 x 12'9 featuring an electric fireplace, a separate kitchen positioned at the rear of the property fitted with MODERN UNITS with integrated appliances and double patio doors opening out to the landscaped garden. There are two double bedrooms on the ground floor, one of which is currently used as a dining room, together with a STYLISH FAMILY BATHROOM and the upper floor houses two further double bedrooms with the principle bedroom benefitting from an ENSUITE SHOWER ROOM. There is also handy eaves storage. Externally the garden benefits from gated side access and provides a sunny decked area which is an idyllic spot to dine al-fresco with an expanse of lawn beyond. At the front of the house there is OFF ROAD PARKING FOR MULTIPLE VEHICLES.

GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.2 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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