

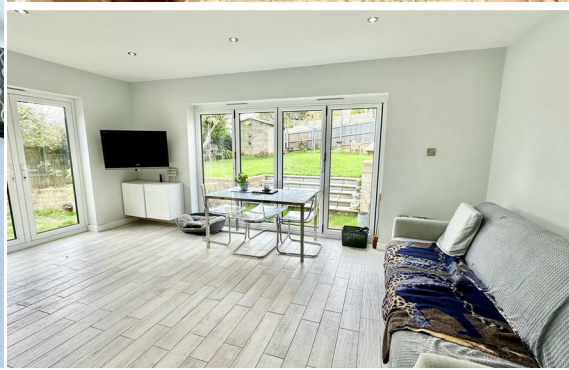
# FLOORPLANS



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

# Freehold

£397,500





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3 Bedrooms 2 Receptions 1 Bathrooms 1054.86 sq ft

## PROPERTY DETAILS

\*\*\*\*SOLD PRIOR TO PRESS\*\*\*\*

An exceptional opportunity to acquire a beautifully presented three-bedroom detached bungalow, in the highly sought-after Collinswood Drive area of St Leonards.

Ideally situated, this property is just a short distance from the seafront with its scenic promenade, local shops, supermarkets, and the vibrant town centers of St Leonards and Hastings. The nearby towns of Bexhill, Battle, Rye, and Eastbourne are also just a short drive away.

Lovingly extended by the current owners, the bungalow now offers a bright and spacious open-plan kitchen and breakfast room, complemented by a generous dining/living area, featuring bi-fold doors that open onto the rear garden. In addition to three well-sized bedrooms, there is a bay-fronted, triple-aspect family living room. The property also benefits from a practical utility room and a family bathroom (requiring finishing).

Externally, the property provides off-road parking for two vehicles, a front garden, and an enclosed rear garden, with both a patio and a lawned area - complete with a useful storage shed. A standout feature of this bungalow is the impressive view over the town, and toward the English Channel, which can be enjoyed from both the garden and the front of the property.

With recently installed gas-fired central heating and UPVC double glazing, this bungalow combines modern comfort with classic appeal.

To fully appreciate the style, spaciousness, and enviable position of this delightful home, viewing is highly recommended through the sole agents, Just Property.

## ROOM DIMENSIONS

Front Door

Hallway

Bedroom  
11'10" x 11'2" (3.62 x 3.42)

Bedroom  
8'2" x 8'2" (2.51 x 2.51)

Bedroom  
9'10" x 8'5" (3.02 x 2.57)

Lounge  
18'5" x 10'5" (5.63 x 3.18)

Bathroom  
7'1" x 5'8" (2.17 x 1.73)

Kitchen / Dining / Living Area  
21'2" x 17'9" (6.47 x 5.43)

Utility Room  
6'0" x 5'10" (1.83 x 1.78)

Off Road Parking

Front Garden

Enclosed Rear Garden

## FEATURES

- Detached Bungalow
- Three Bedrooms
- Wonderful Kitchen / Living Area
- Bi-Fold Doors To Garden
- UPVC Windows and Doors
- Sea Views
- Off-Road Parking
- Front and Rear Gardens
- Requires Small Amount Of Work
- Fantastic St Leonards Location



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.