

**RUSH
WITT &
WILSON**



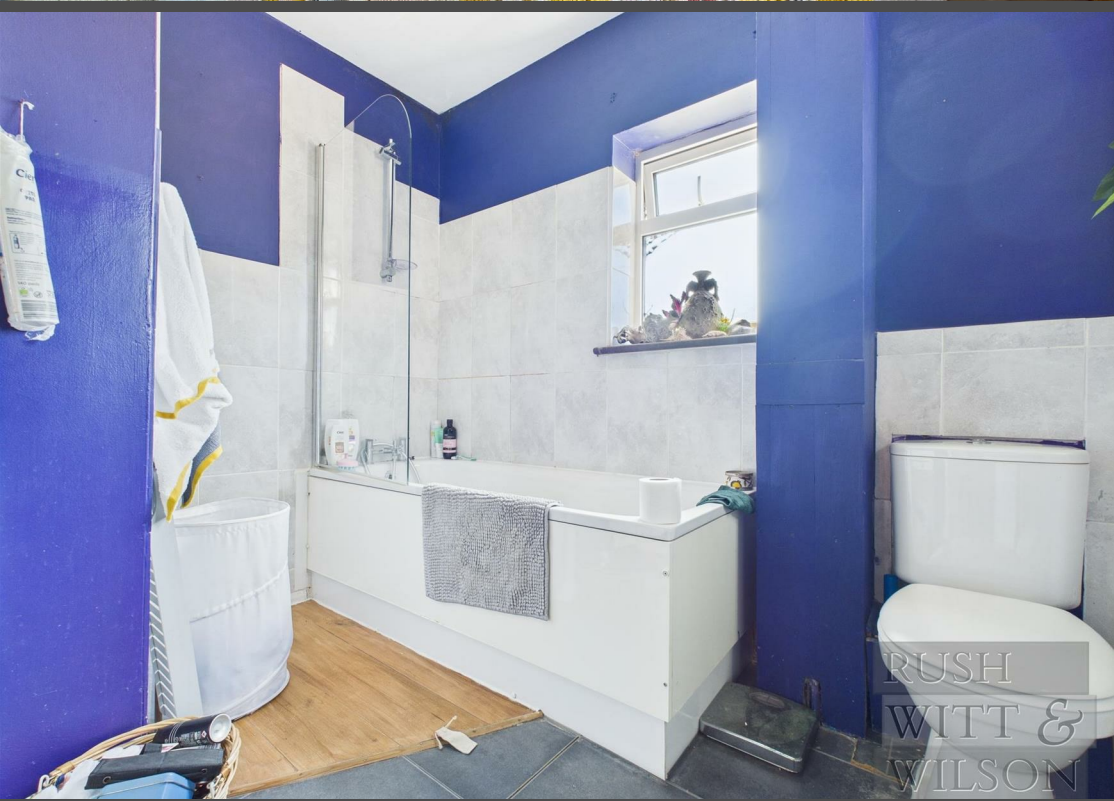
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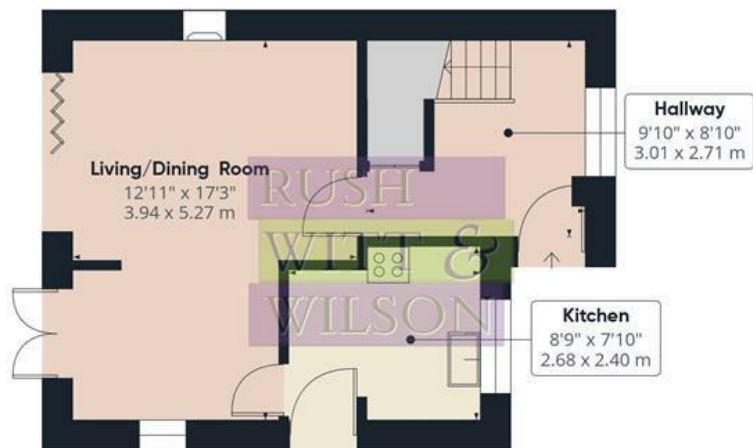
68 Collinswood Drive, St. Leonards-On-Sea, TN38 0NX
Offers In Excess Of £325,000 Freehold

Nestled on Collinswood Drive in the charming area of St. Leonards-On-Sea, this well-presented three-bedroom semi-detached family home offers a delightful blend of comfort and convenience. The property boasts off-road parking for up to three vehicles, ensuring ample space for family and guests alike. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious open-plan lounge and dining area. This inviting space features both bi-folding and French doors that open directly onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is fully fitted with modern units, making it a perfect spot for culinary enthusiasts. The first floor comprises a generously sized family bathroom and three bedrooms. Two of the bedrooms are doubles, each offering lovely views of the garden, while the third bedroom is a versatile single, ideal for use as a home office or children's room. The large rear garden is a standout feature of this property, complete with a tiered lawn area and a decking space perfect for entertaining or relaxing in the sun. Additionally, the garden studio/office, equipped with mains electricity and lighting, provides an excellent space for remote work or hobbies. Located just off Filsham Road, this home is conveniently situated near West St. Leonard's train station, the seafront, and local shops. The area is well-served by major bus routes to Hastings, Bexhill, and beyond, making it an ideal choice for families and commuters alike. This property is offered with freehold tenure, presenting a wonderful opportunity for those seeking a family home in a desirable location.









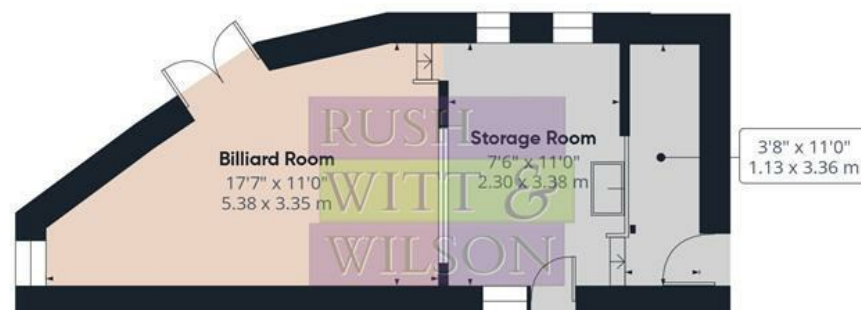
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area^{m)}

1103 ft²

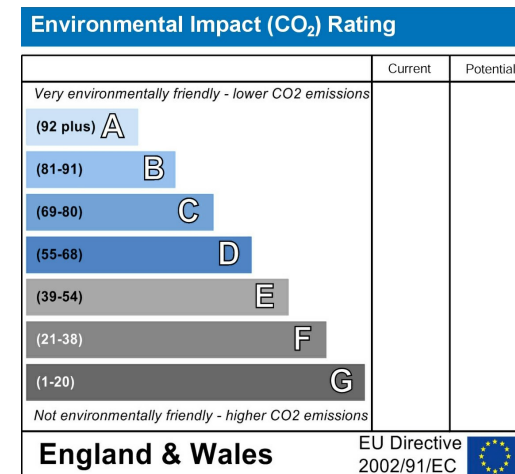
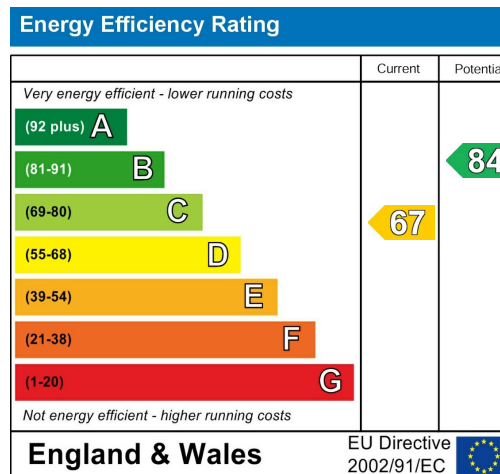
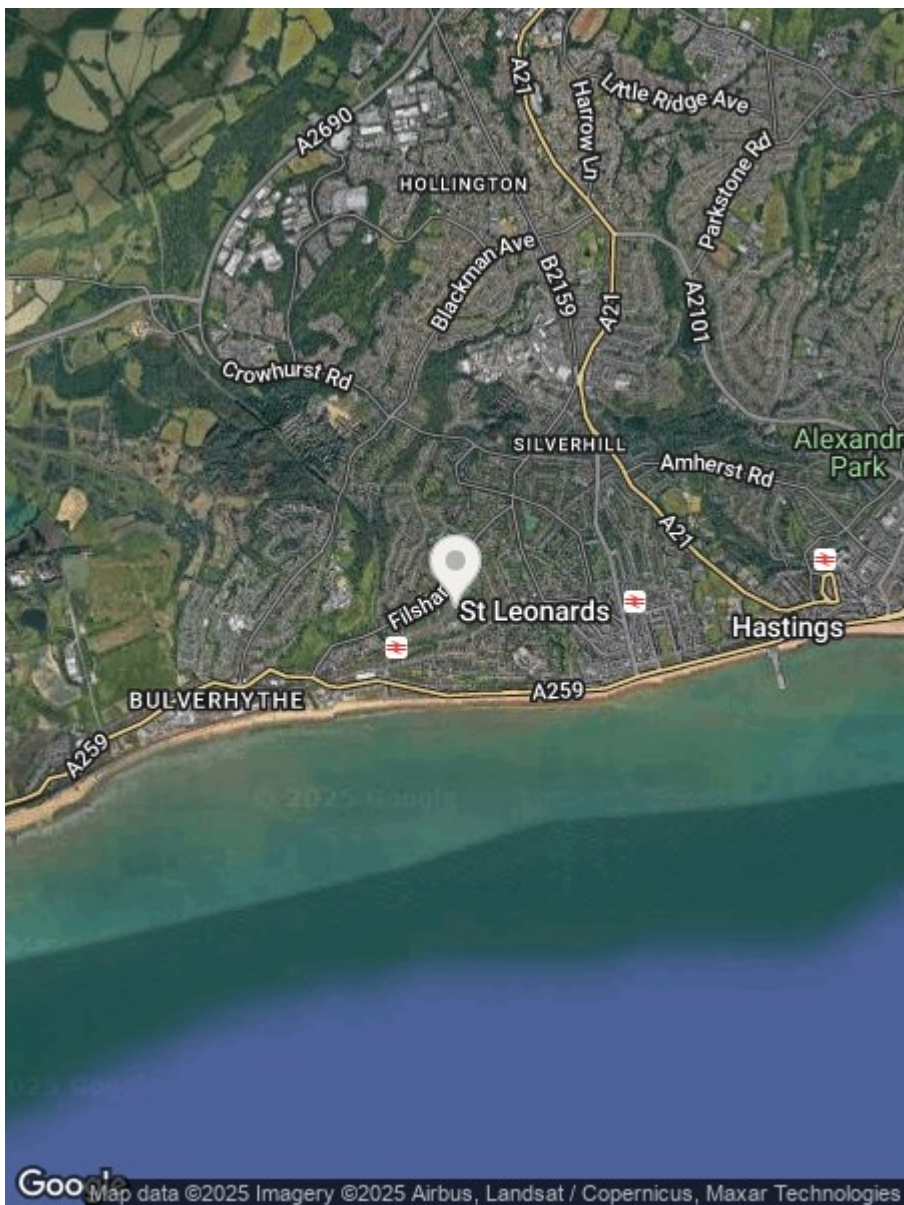
102.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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