



ESTATE AGENTS

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**Price £325,000**



**\*\* SOLD PRIOR TO MARKETING \*\***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED BUNGALOW, originally BUILT AS A THREE BEDROOM, but over time has been modified and adapted to suite the lifestyle of the owners. There is a LARGE SINGLE STOREY EXTENSION at the rear and a LOFT ROOM.

Accommodation comprises a spacious entrance hall with AMPLE STORAGE SPACE, an IMPRESSIVE PARTIALLY OPEN PLAN LIVING AREA with a partially open plan DINING ROOM and FAMILY ROOM, kitchen, BEDROOM, bathroom and a LOFT ROOM. It would not take a lot of work to reinstate one or two bedrooms in addition to the existing ground floor bedroom that remains. Externally there is the benefit of a GARAGE, OFF ROAD PARKING and a GOOD SIZED REAR GARDEN that is in need of cultivation, but offering lots of opportunities for the garden enthusiast to make their own. VIEWS TO THE SEA can also be enjoyed from the garden and part of the living accommodation. There are modern comforts including gas fired central heating and double glazing.

Conveniently positioned on a quiet cul-de-sac in this favourable West St Leonards location, within easy reach of West St Leonards railway station, bus routes and other amenities.

This bungalow must be viewed to appreciate the convenient position and opportunity on offer, please call the owners agents now to book your appointment.

**DOUBLE GLAZED SLIDING DOOR**

Providing access into:

**LARGE PORCH**

Pattern glass windows, further double glazed door opening into an inner hall opening to:

**ENTRANCE HALL**

Thermostat control for gas fired central heating, cupboard offering a practical storage space, further airing cupboard housing immersion heater and slatted shelves, double glazed window to side aspect, wooden staircase rising to upper floor accommodation.

**OPEN PLAN LIVING AREA**

21'3 x 13'6 (6.48m x 4.11m)

Triple aspect with double glazed window to side, double glazed sliding patio doors to the other side elevation and double glazed window to rear providing a pleasant outlook and double glazed French doors to rear providing access to the rear garden. Coving to ceiling, television point, double radiator, two large archways leading to dining room and family room.

**DINING ROOM**

12'11 x 11'4 (3.94m x 3.45m)

Partially opening plan to the living area, coving to ceiling, open plan to:

**FAMILY ROOM**

11'9 x 9'8 (3.58m x 2.95m )

This room could be re-instated to a bedroom, as before. Radiator, coving to ceiling, double glazed window to side elevation.

**KITCHEN**

10' x 8'5 (3.05m x 2.57m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, space for gas cooker, wall mounted boiler, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, double glazed window and door to side elevation.

**BEDROOM**

19'1 x 13' into bay narrowing to 10'7 (5.82m x 3.96m into bay narrowing to 3.23m)

Triple aspect room with double glazed windows to both side elevations and double glazed bay window to front aspect, coving to ceiling, double radiator, fireplace with marble hearth.

**BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, double glazed pattern glass window to side aspect.

**FIRST FLOOR LANDNG**

Leading to:

**LOFT ROOM**

19'7 x 11'9 narrowing to 8'3 (5.97m x 3.58m narrowing to 2.51m)

Dual aspect with Velux window to rear, two further windows to side elevation, access to eaves storage, walkway through to a further storage area.

**OUTSIDE - FRONT**

Lawned front garden, driveway providing off road parking.

**ATTACHED GARAGE**

Double glazed window to rear aspect, up and over door.

**REAR GARDEN**

Expansive with a stone patio abutting the property, in need of some cultivation, lovely sea views.

Council Tax Band: D















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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.