



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

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Guide Price £375,000**

**\*\* GUIDE PRICE £375,000 TO £385,000 \*\***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this well-presented DETACHED THREE BEDROOM BUNGALOW, positioned on this incredibly sought-after road within West St Leonards. This BUNGALOW offers modern comforts including gas fired central heating, double glazing, OFF ROAD PARKING and SEA VIEWS from the top section of the garden.

Inside, you are greeted by a welcoming porch that opens into a spacious entrance hall with ample storage space, TRIPLE ASPECT LOUNGE-DINING ROOM, kitchen, THREE BEDROOMS; one of which could be a more formal dining room, and a LOVELY SHOWER ROOM. The garden is landscaped with a large patio ideal for entertaining or eating alfresco, with sections of lawn and established planted borders.

The property also benefits from planning permission to extend into the loft as well as a single storey rear extension. Planning information can be found under reference: HS/FA/25/00366.

Located within walking distance to West St Leonards railway station and within easy reach of the seafront, popular schooling establishments and amenities within the area.

Viewing comes highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

#### **DOUBLE GLAZED DOUBLE OPENING DOORS**

Leading to:

#### **PORCH**

Tiled flooring, offering an ideal spot to take off shoes and hang coats, double glazed windows and wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Radiator, wood laminate flooring, loft hatch to loft space, built in storage, doors opening to:

#### **LOUNGE-DINER**

18'6 x 12'6 into bay (5.64m x 3.81m into bay)

Triple aspect with double glazed windows to both side elevations, double glazed bay window to front aspect, continuation of the wood flooring, television point, double radiator, coving to ceiling.

#### **KITCHEN**

10'1 x 8'7 (3.07m x 2.62m)

Galley style kitchen fitted with a range of fitted eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, AEG induction hob with extractor over and oven set below, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, space for slimline dishwasher, radiator, wall mounted Worcester boiler,

down lights, double glazed window and door to side elevation, door to side aspect providing access to the driveway.

#### **BEDROOM**

12'1 x 11'3 (3.68m x 3.43m)

Continuation of the wood flooring, radiator, double glazed window to rear aspect with a pleasant outlook over the garden.

#### **BEDROOM**

10'1 x 8'9 (3.07m x 2.67m)

Continuation of the wood flooring, double radiator, double glazed sliding patio doors to rear aspect with views and access onto the garden.

#### **BEDROOM**

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

Continuation of the wood flooring, radiator, double glazed window to side aspect.

#### **SHOWER ROOM**

Modern and fitted with a large walk in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled flooring, part tiled walls, heated towel rail, extractor fan for ventilation, down lights, two double glazed windows with opaque glass to side aspect.

#### **REAR GARDEN**

Large stone patio abutting the property offering ample space to sit out, eat alfresco or entertain, few steps up onto a section of lawn, with established planted borders and a variety of mature shrubs, plants and trees. Sea views can be enjoyed from the top section of garden and there is gated side access down both side elevations.

#### **STUDIO**

15'1 x 13'6 (4.60m x 4.11m)

Previously a detached single garage. Double glazed door to side aspect opening to the garden, double glazed window to rear aspect, extractor fan for ventilation, power, lighting and insulated. This would make a great studio for an artist or a hobby room/ craft room/ garden room or even a home gym.

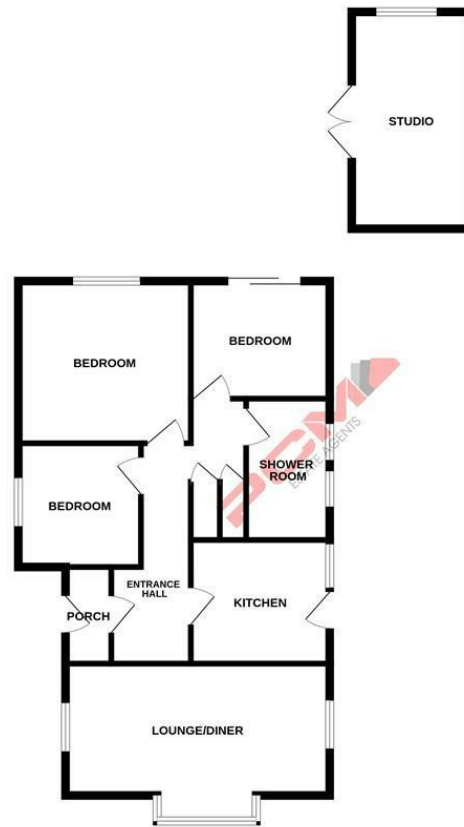
#### **OUTSIDE - FRONT**

The property occupies a slightly elevated position set back from the road, in a quiet spot with a driveway to the side providing off road parking.

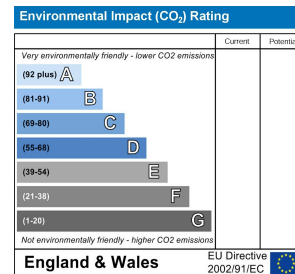
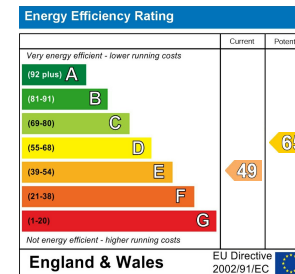
Council Tax Band: D



GROUND FLOOR



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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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