



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

£430,000 Freehold

Wyatt  
Hughes  
Residential Sales



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

Situated on the highly desirable Collinswood Drive in St Leonards-on-Sea, this extended three-bedroom semi-detached home has been tastefully renovated by the present owners and is well decorated throughout, offering a comfortable and modern living environment. The property is ideally located within easy walking distance of West St Leonards railway station and the seafront.

The ground floor accommodation comprises an entrance hall leading to a living room featuring a bay window and log-burning fireplace, which opens into a dining area and an open-plan kitchen, creating an excellent space for modern family living. The property was extended prior to the current owners' ownership, providing improved flow and generous ground floor accommodation.

Upstairs, there are three bedrooms, two of which benefit from fitted wardrobes, along with a family bathroom fitted with modern fittings, including a bath and a separate shower.

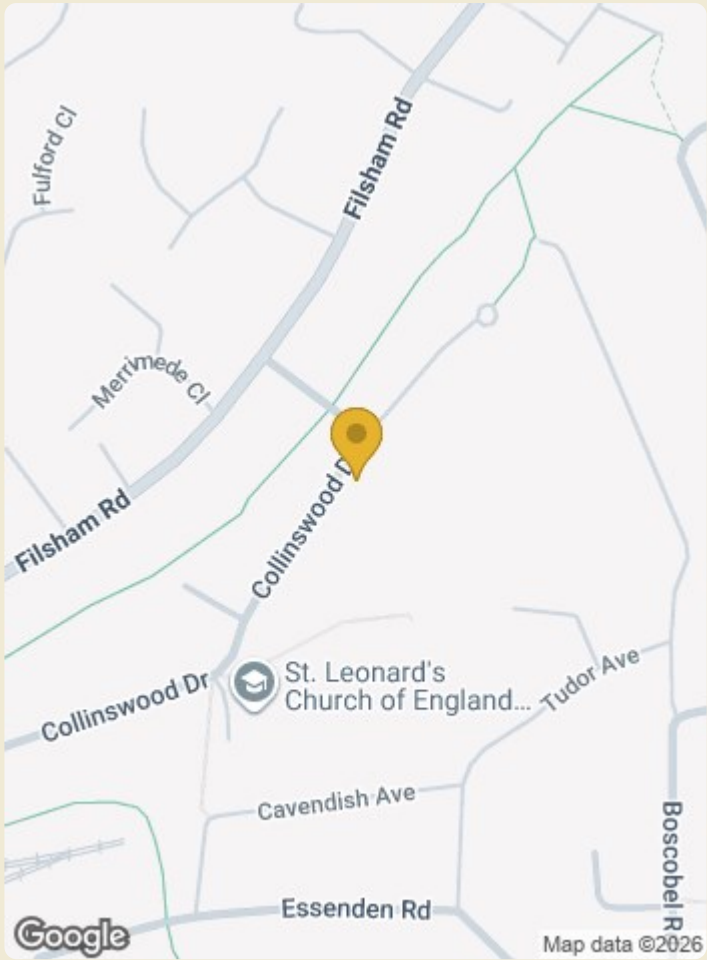
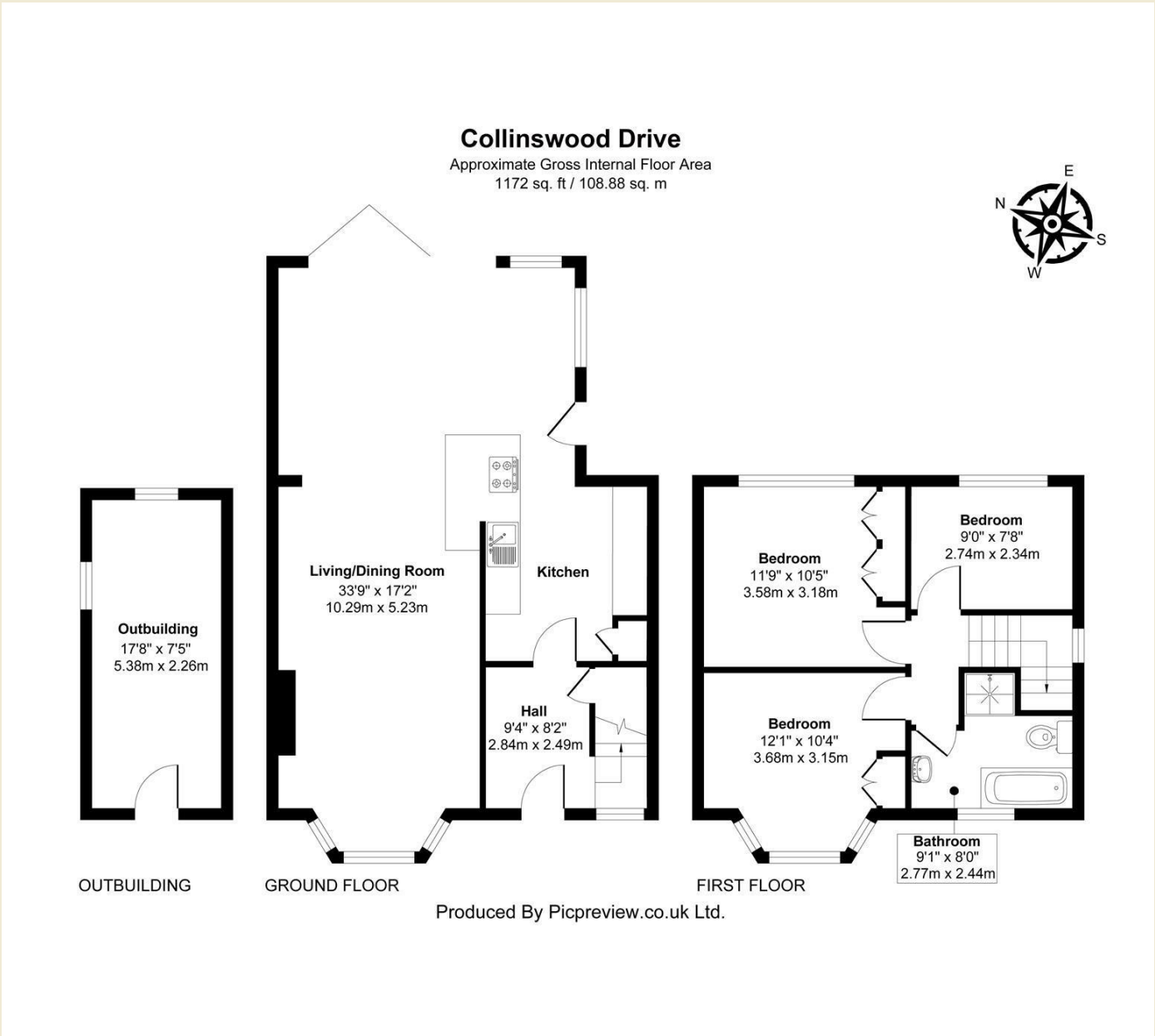
To the rear, the property enjoys a generous garden of approximately 50 metres, offering a pleasant outlook with mature trees and backing onto allotments, providing a good degree of privacy. Further benefits include a driveway to the front, a useful side lean-to storage area incorporating a utility space for a washing machine and tumble dryer, and the original single garage, now a secure workshop with light and power.

Additional improvements include a modern fitted kitchen and bathroom, along with updated boiler and electrical installations. This attractive home occupies a sought-after road and will appeal to buyers seeking a well-presented property in a convenient coastal location.



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| • EPC RATING D                                     | • TAX BAND D   | • 1172 SQ FT   |
| • EXTENDED THREE BEDROOM SEMI DETACHED HOUSE       | • MODERN FITTED KITCHEN AND BATHROOM                   | • OFF ROAD PARKING, GARAGE/WORKSHOP AND UTILITY AREA                     |
| • PRIVATE GARDEN WITH PLEASANT OUTLOOK TO THE REAR | • WELL PRESENTED THROUGHOUT WITH A CONTEMPORARY DESIGN | • DESIREABLE RESIDENTIAL ROAD CLOSE TO MAINLINE STATION AND THE SEAFRONT |





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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



