



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.

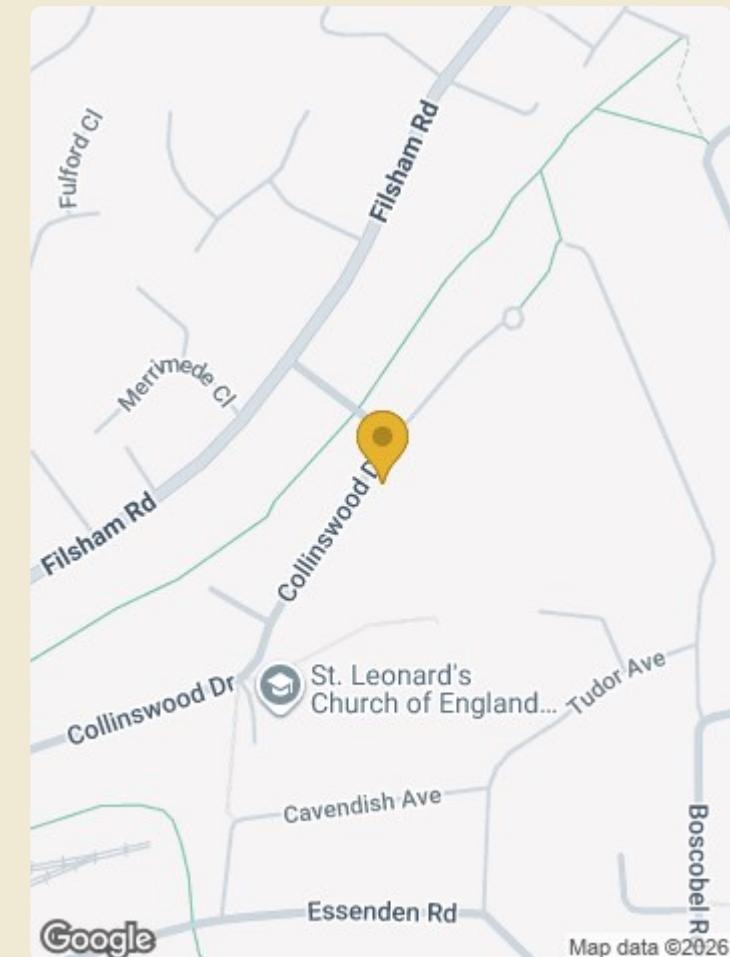
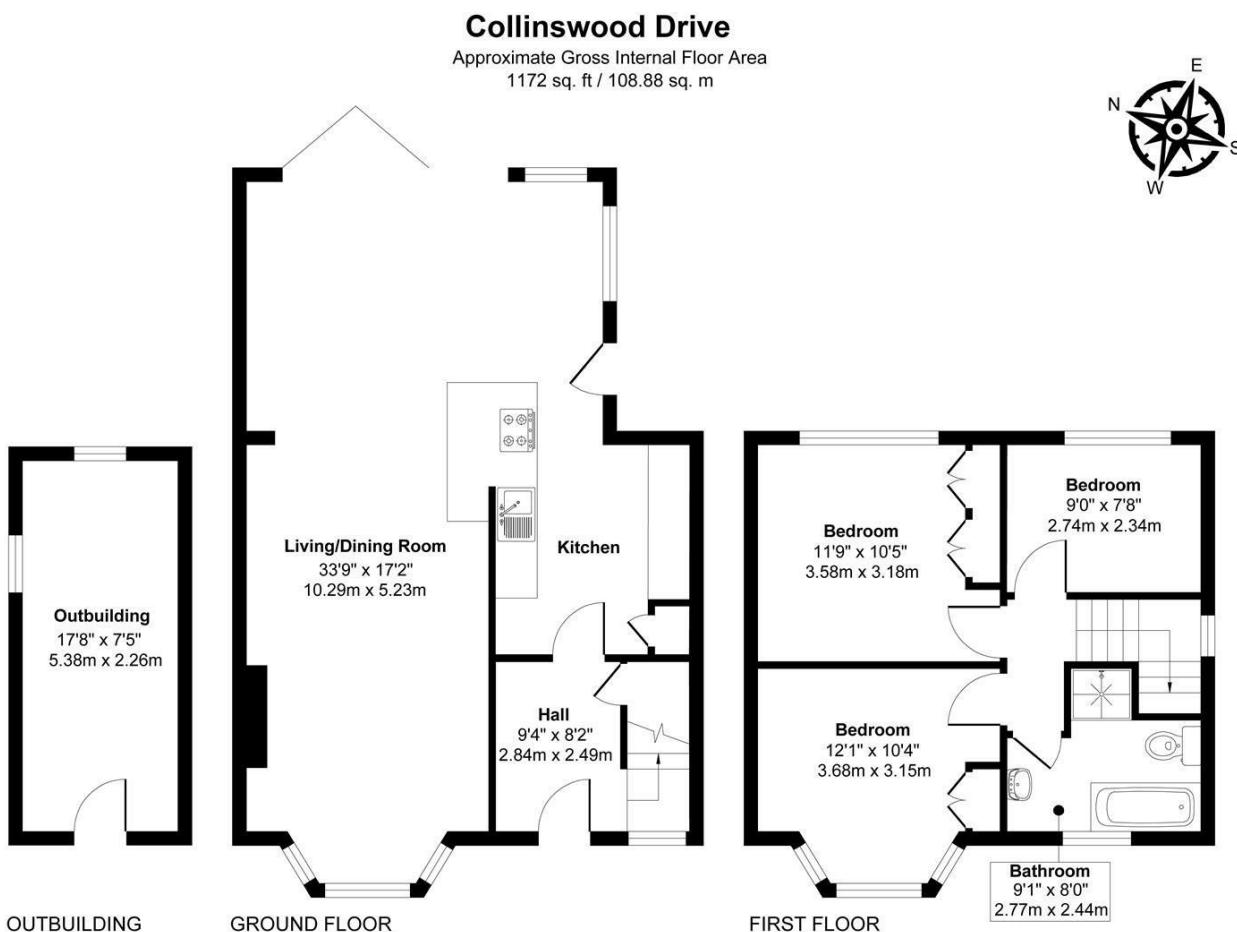
Upstairs, there are three bedrooms, two of which benefit from fitted wardrobes, along with a family bathroom fitted with modern fittings, including a bath and a separate shower.

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.



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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (F2 plus)		A		Very environmentally friendly - lower CO ₂ emissions	
(B1-91)	B	(B1-91)	A	(B2-8)	B
(69-80)	C	(69-80)	C	(68-80)	C
(55-48)	D	(55-48)	D	(59-54)	D
(39-34)	E	(39-34)	E	(21-18)	E
(21-13)	F	(21-13)	F	(11-20)	F
(11-20)	G	(11-20)	G	Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	

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.

