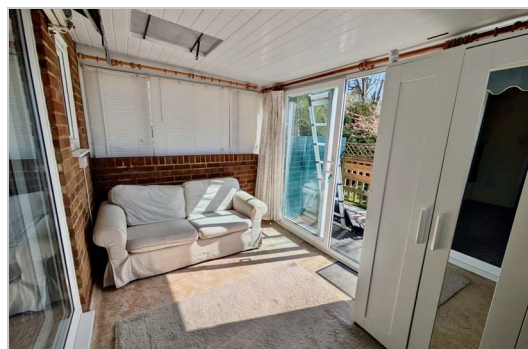
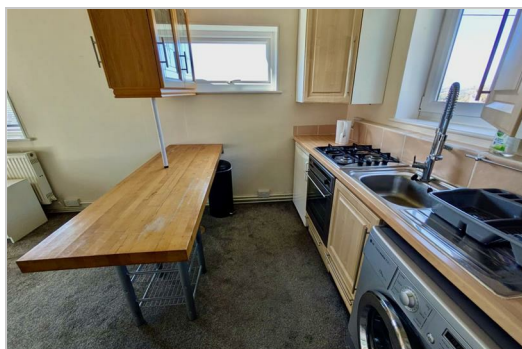




**The Coach House, 13A Hollington Park Road, St Leonards-On-Sea, TN38 0SE  
£695 PCM**

A peaceful one bedroom flat with its own balcony and fabulous views across the countryside. Located off Hollington Park Road, this is a quiet home that would suit a single working person. Available now, long term. Sorry no pets are permitted.



- First Floor Apartment
- Kitchen with appliances
- Modern Shower Room
- Fantastic Private Balcony
- Sorry no pets
- Open Plan Living Room
- Lovely views across the treetops
- Bedroom overlooking the garden
- Available now long term
- Single working person only

### The Location

Hollington Park Road is convenient for access to Silverhill with a good range of shops and bus routes. It is quick to reach Queensway to get in and out of town with ease. St Leonards town centre and mainline train station are less than 10 minutes drive or 15 minutes by bus. A pleasant peaceful area with the property set back from the road and surrounded by trees and garden.

### The Apartment

Enter the first floor flat via a wooden staircase, which leads you to your spacious balcony to enjoy the views.

A good sized kitchen area with wall units and a breakfast bar. Washing machine and fridge freezer are provided and they are the responsibility of the tenant.

Bright living room with dual aspect windows. Carpet and radiator.

There is a separate bedroom, which has sliding doors on to the balcony.

On street unrestricted parking and shared use of the garden.

### The Details

Gas central heating, double glazing. Energy efficient.

Sorry no pets or couples. The owners (a couple) live next door and you will have shared use of the garden.

Long term let. Broadband is payable with the rent for an extra £20 per month.

EPC C

Council tax Band A

Bills are the responsibility of the tenant - Council tax, gas, electric, and water.

Broadband is included.

The rent is negotiable with the right tenant.

