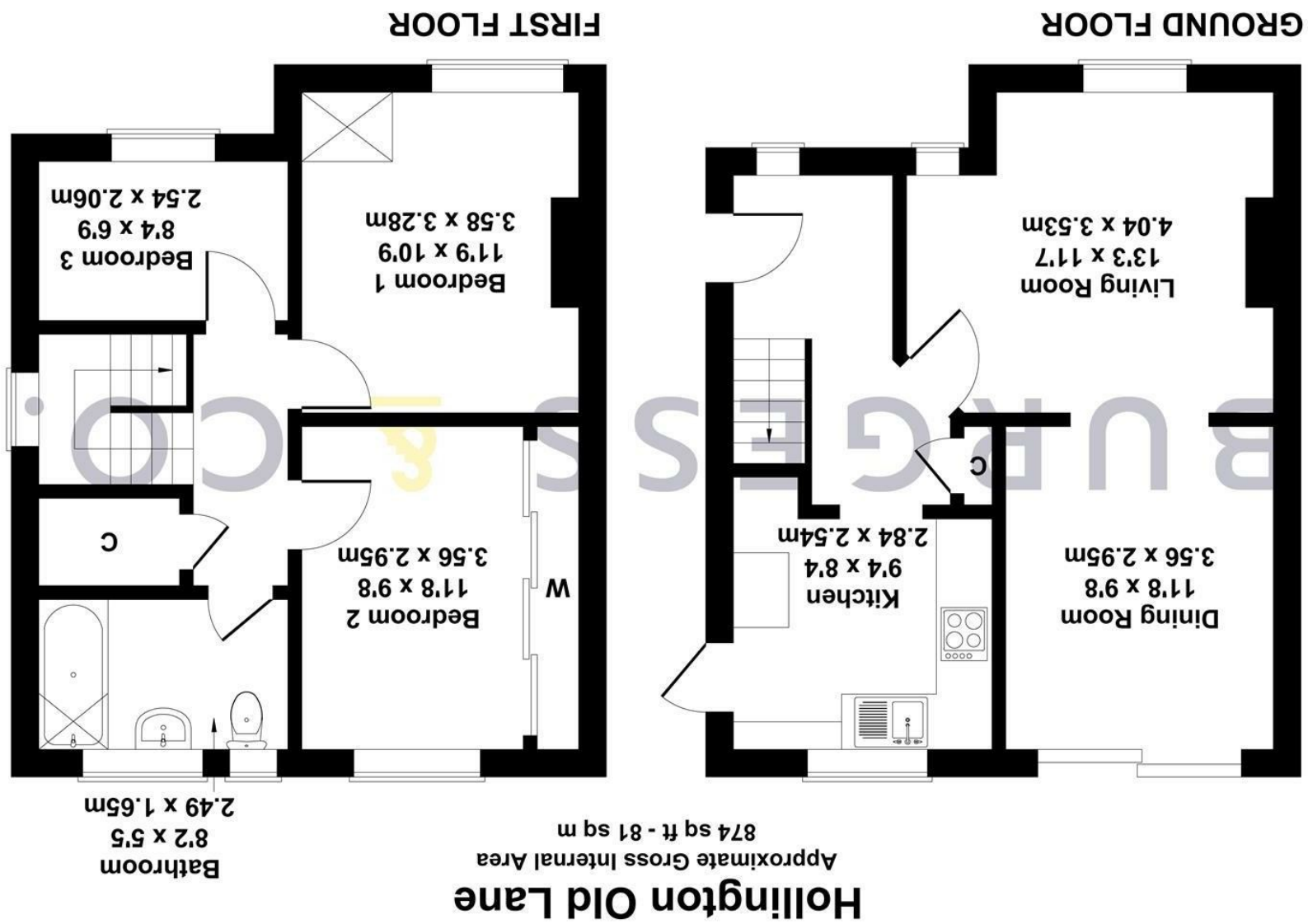




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BURGESS & CO.
01424 222255

103 Hollington Old Lane, St. Leonards-On-Sea, TN38 9DP

Offers Over
£300,000 Freehold



Burgess & Co are delighted to bring to the market this bright, spacious and charming semi-detached house, situated in a quiet residential area ideally located close to nearby shops and on a bus route. St Leonards is under two miles away with the popular Kings Road with an array of independent shops, restaurants, mainline railway station and seafront. The accommodation comprises an entrance hall, a living room opening into a dining room and a kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from off road parking to the front and a charming enclosed rear garden with a variety of mature plants and shrubs. Viewing is essential to truly appreciate all that this property has to offer.

Entrance Hall
With radiator, storage cupboard, stairs to First Floor, double glazed window to the front.

Living Room
13'3 x 11'7
With radiator, feature fireplace, two double glazed windows to the front. Opening to

Dining Room
11'8 x 9'6
With radiator, double glazed sliding doors to the rear garden.

Kitchen
9'4 x 8'4
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks, fitted electric hob with extractor hood over, fitted oven, integrated appliances to include dishwasher, fridge, freezer & washing machine, understairs storage area, wall mounted Worcester boiler, double glazed window to the rear.

First Floor Landing
With storage cupboard, loft hatch, double glazed frosted window to the side.

Bedroom One
11'9 x 10'9
With radiator, double glazed window to the front.

Bedroom Two
11'8 x 9'8
With radiator, two built-in wardrobes, double glazed window to the rear.

Bedroom Three
8'4 x 6'9
With radiator, double glazed window to the front.

Bathroom
8'2 x 5'5
Comprising bath with shower over, low level w.c, pedestal wash hand basin, partly tiled walls, heated towel radiator, two double glazed frosted windows to the rear.

Outside
To the front there is a driveway providing off road parking for multiple vehicles, a shingle area, flowerbeds housing mature shrubs, fencing to either side and side access. To the rear there is a patio area, a water tap, flowerbeds housing mature plants & shrubs, an area of lawn, a decked area, a workshop with light & power, a garden shed and a rear gate to gain access for maintenance.

NB
Council tax band: C

