

**RUSH
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16 Hollington Court, St. Leonards-On-Sea, TN38 0SF
Guide Price £200,000 - £220,000 Leasehold - Share of Freehold

****GUIDE PRICE £200,000 - £220,000****

Welcome to this charming purpose-built flat located in the desirable area of Hollington Court, St. Leonards-On-Sea. This delightful first-floor apartment offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or small families. As you enter the property, you are greeted by a spacious open-plan lounge-diner, which provides a warm and inviting atmosphere for relaxation and entertaining. The modern kitchen is well-equipped, offering both functionality and style, perfect for those who enjoy cooking and hosting. The flat features two generously sized double bedrooms and comes with a share of freehold, providing ample space for rest and personal belongings. The well-appointed shower room adds to the convenience of this lovely home, ensuring that all your needs are met. One of the standout features of this property is the private patio area, which offers a wonderful outdoor space to enjoy fresh air and sunshine, ideal for morning coffee or evening relaxation. Additionally, the property includes parking for one vehicle with a garage en bloc, a valuable asset in this sought-after location. With its close proximity to local amenities and the beautiful coastline of St. Leonards-On-Sea, this flat presents an excellent opportunity for those looking to embrace a vibrant lifestyle in a picturesque setting. In summary, this first-floor flat in Hollington Court is a fantastic option for anyone seeking a modern, comfortable living space with the added benefit of outdoor enjoyment and convenient parking. Do not miss the chance to make this delightful property your new home.









Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^{m)}

853 ft²

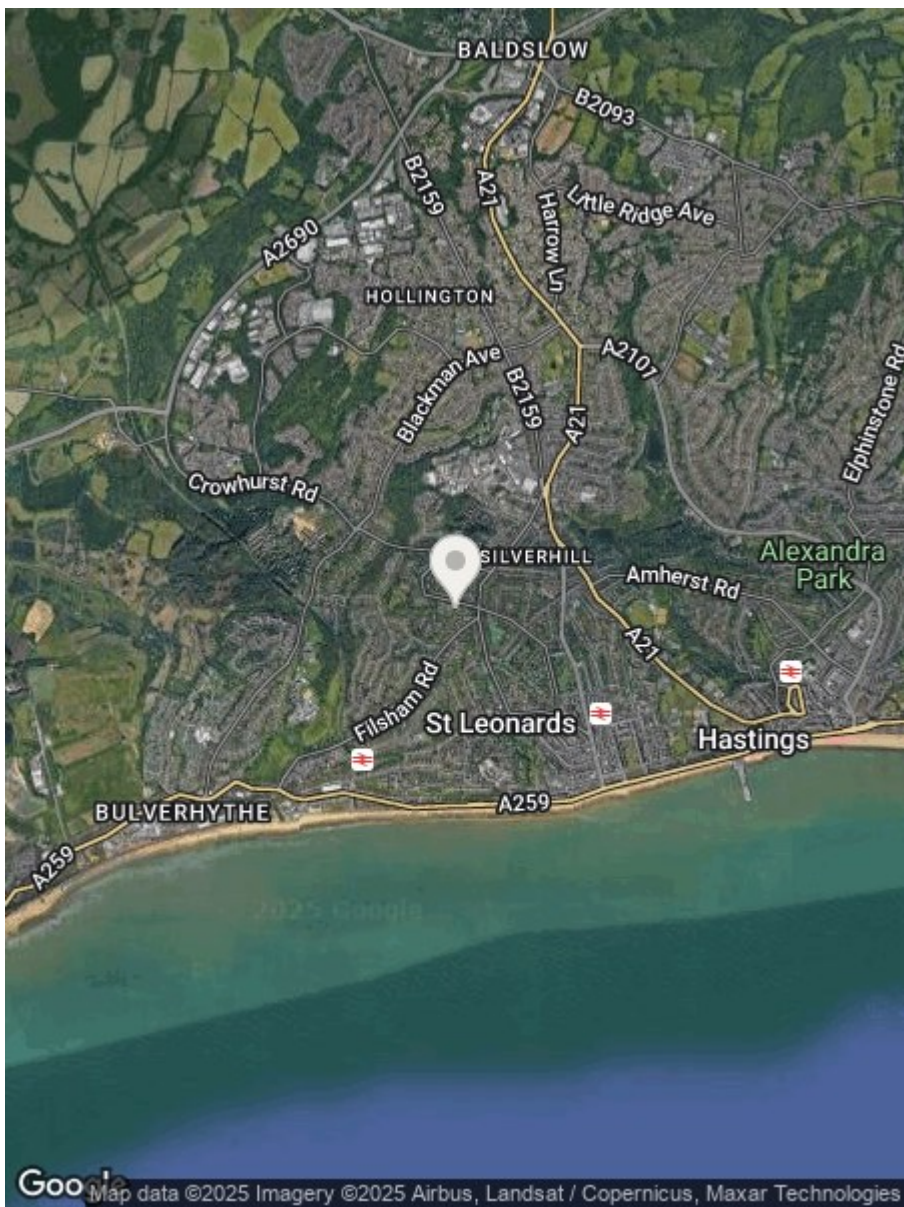
79.1 m²


(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

Tenure: Leasehold with a Share of Freehold. 973 years remaining on the lease. We have been advised that the service charge is £1,500 per annum.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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