

**RUSH  
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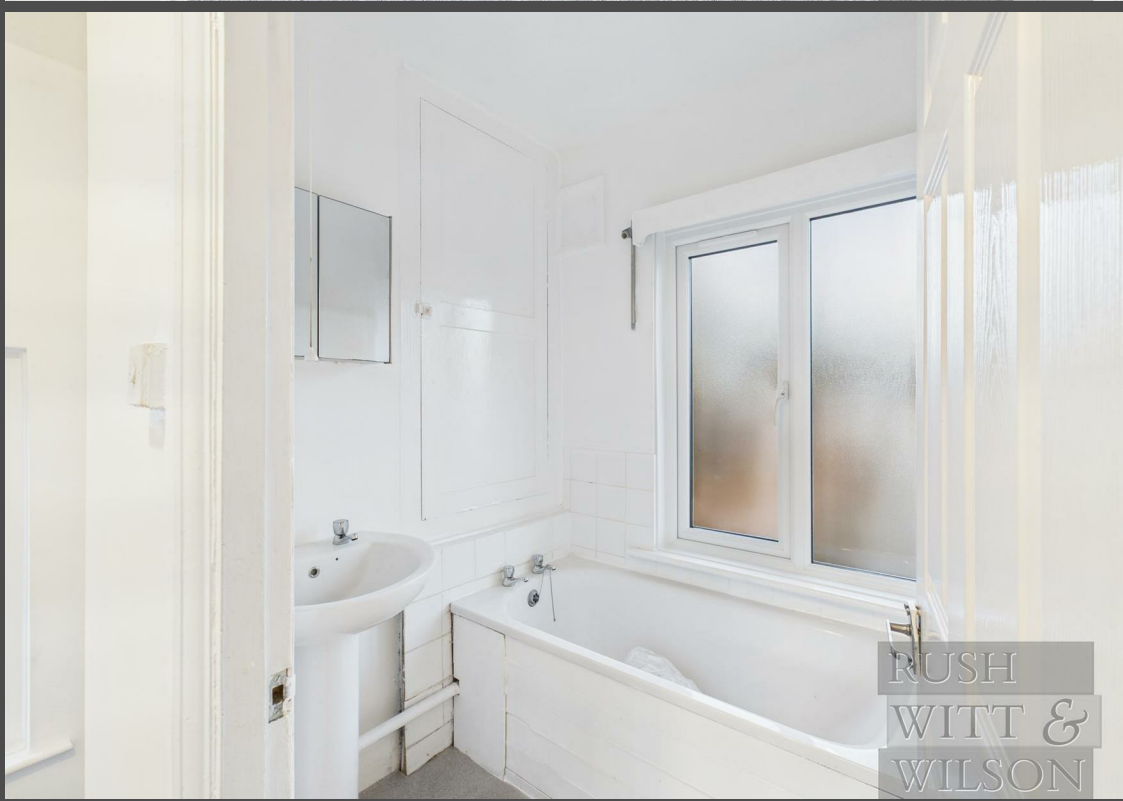
RUSH  
WITT &

**239 Hollington Old Lane, St. Leonards-On-Sea, East Sussex TN38 9DS  
£200,000 Freehold**

Located in Hollington Old Lane, St. Leonards-On-Sea, this delightful attached house offers a perfect blend of comfort and convenience. Spanning 661 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is designed for ease of living, with a functional bathroom that caters to the needs of the household. One of the standout features of this property is its low-maintenance garden, which offers a private outdoor space for enjoying the fresh air without the burden of extensive upkeep. This garden is perfect for those who appreciate outdoor living but prefer to spend their time enjoying it rather than maintaining it. The location is particularly advantageous, as it is situated close to local amenities and schools, making daily life convenient for residents. Whether you are looking for shops, parks, or educational facilities, everything you need is just a short distance away. This property presents an excellent opportunity for anyone looking to settle in a friendly community with easy access to essential services. With its appealing features and prime location, this house is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely home your own.









**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

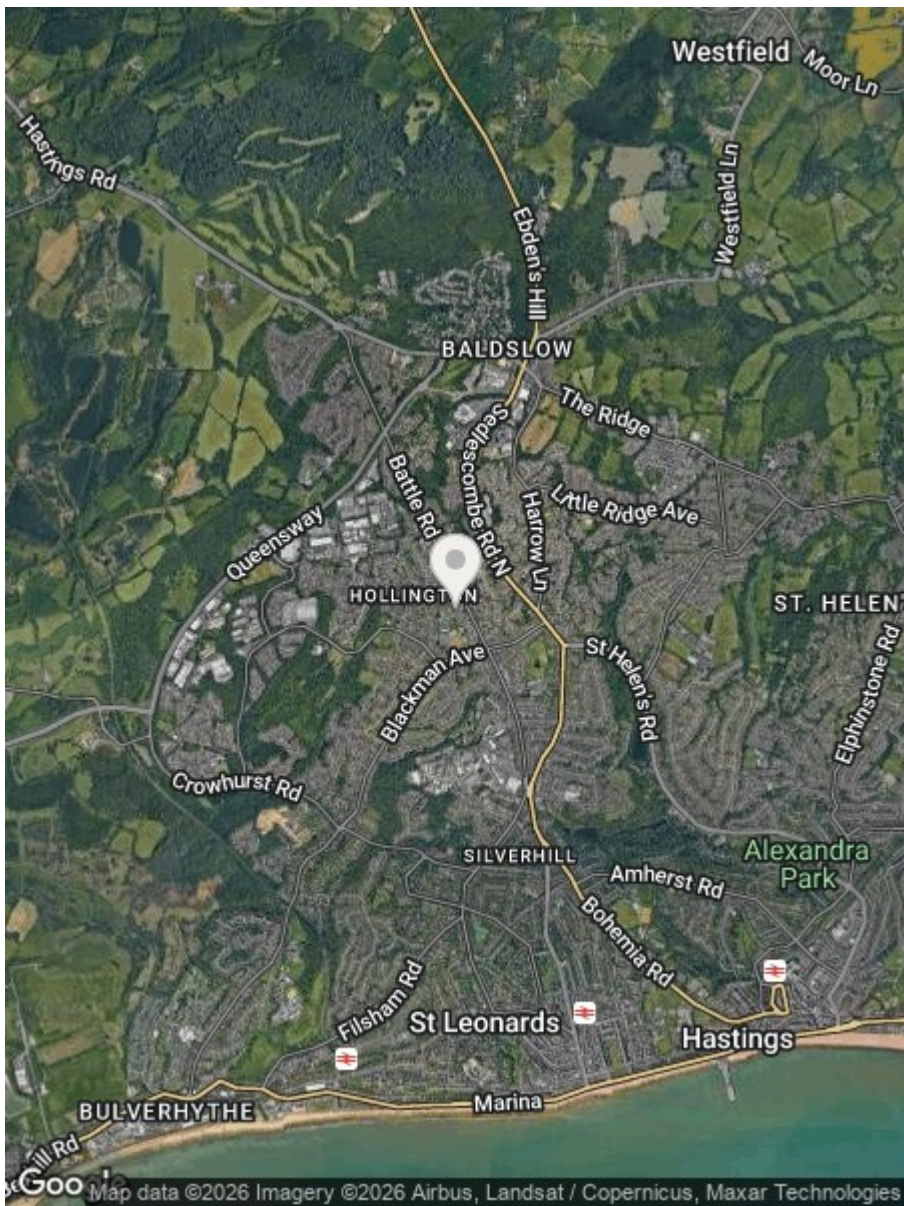
61.2 m<sup>2</sup>

661 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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