

**RUSH
WITT &
WILSON**



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.

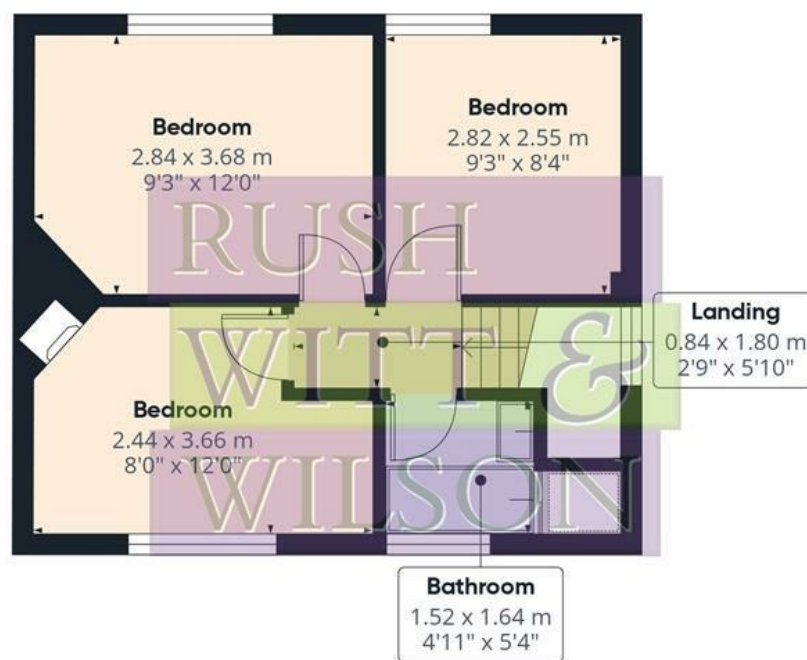








Floor 0



Floor 1

Approximate total area⁽¹⁾

61.2 m²

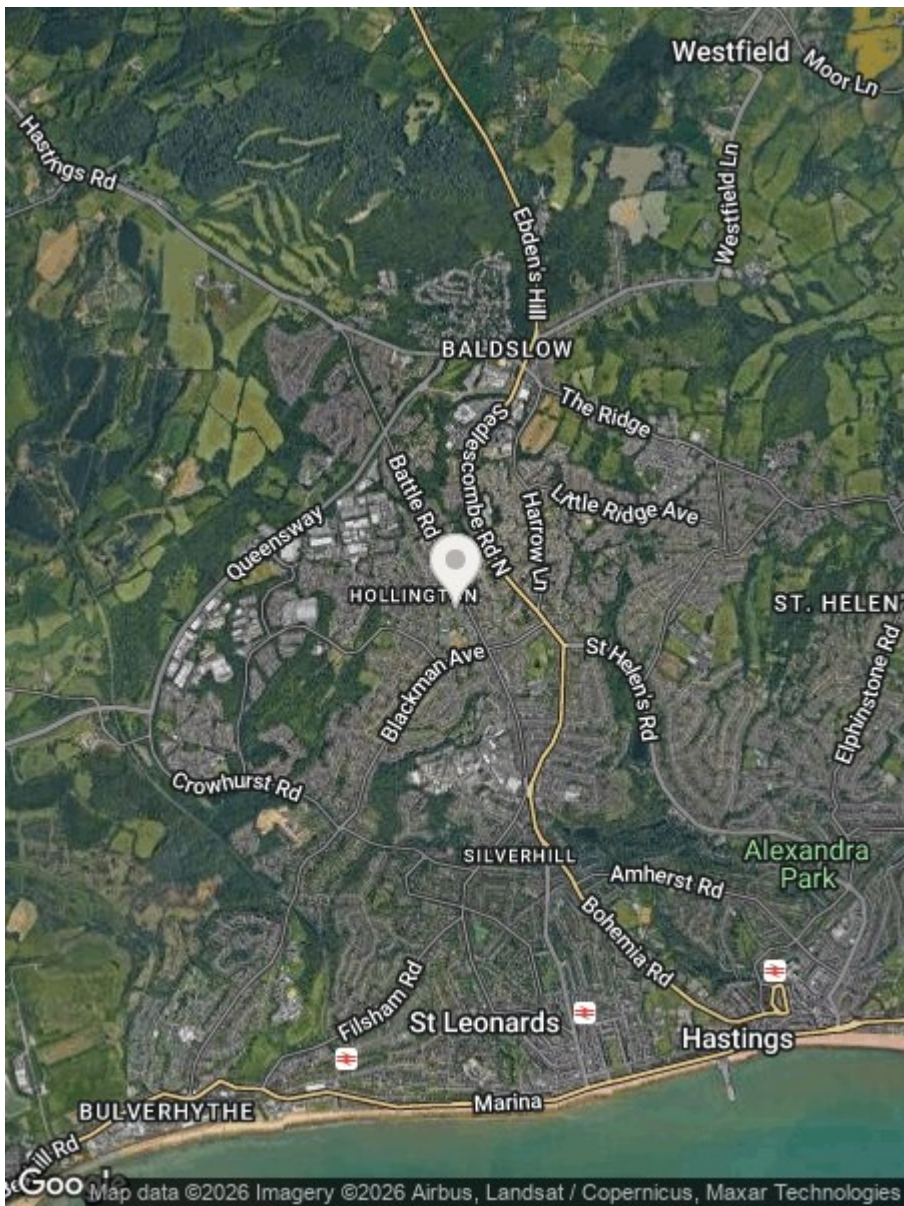
661 ft²

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
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 	

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**