

**RUSH  
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**11, Fernside House, 49 Hollington Park Road, St. Leonards-On-Sea, TN38 0SE  
£215,000 Share of Freehold**



Nestled in the highly desirable Hollington Park Road, this beautifully presented second-floor apartment in St. Leonards on Sea offers a perfect blend of comfort and convenience. With two spacious bedrooms and two well-appointed bathrooms, this purpose-built residence is ideal for those seeking a modern lifestyle in a vibrant community. As you enter the property, you are greeted by a generous L-shaped entrance hall that leads to an inviting open-plan lounge and dining area. The living room features a charming Juliet balcony, providing delightful views of the lush townscape, making it a perfect spot to relax and unwind. The open-plan design seamlessly connects to a bespoke fitted kitchen, complete with integrated appliances, ensuring that both cooking and entertaining are a pleasure. The master bedroom boasts an en-suite shower room and fitted wardrobes, offering both privacy and ample storage. The second double bedroom is equally well-sized, complemented by a stylish family bathroom. The apartment is offered for sale with a share of freehold, excellent condition throughout and featuring double glazing and gas-fired central heating, ensuring warmth and comfort all year round. Residents will appreciate the beautifully maintained communal gardens, perfect for enjoying the outdoors, as well as allocated parking for one vehicle. The building is equipped with a lift, providing easy access to the second floor, and is conveniently located near local amenities, road links, and bus routes. This property presents an incredibly convenient purchase for those looking to settle in a sought-after area. Early viewings are highly recommended through the appointed sole agents, Rush Witt & Wilson, to fully appreciate the charm and quality this apartment has to offer.

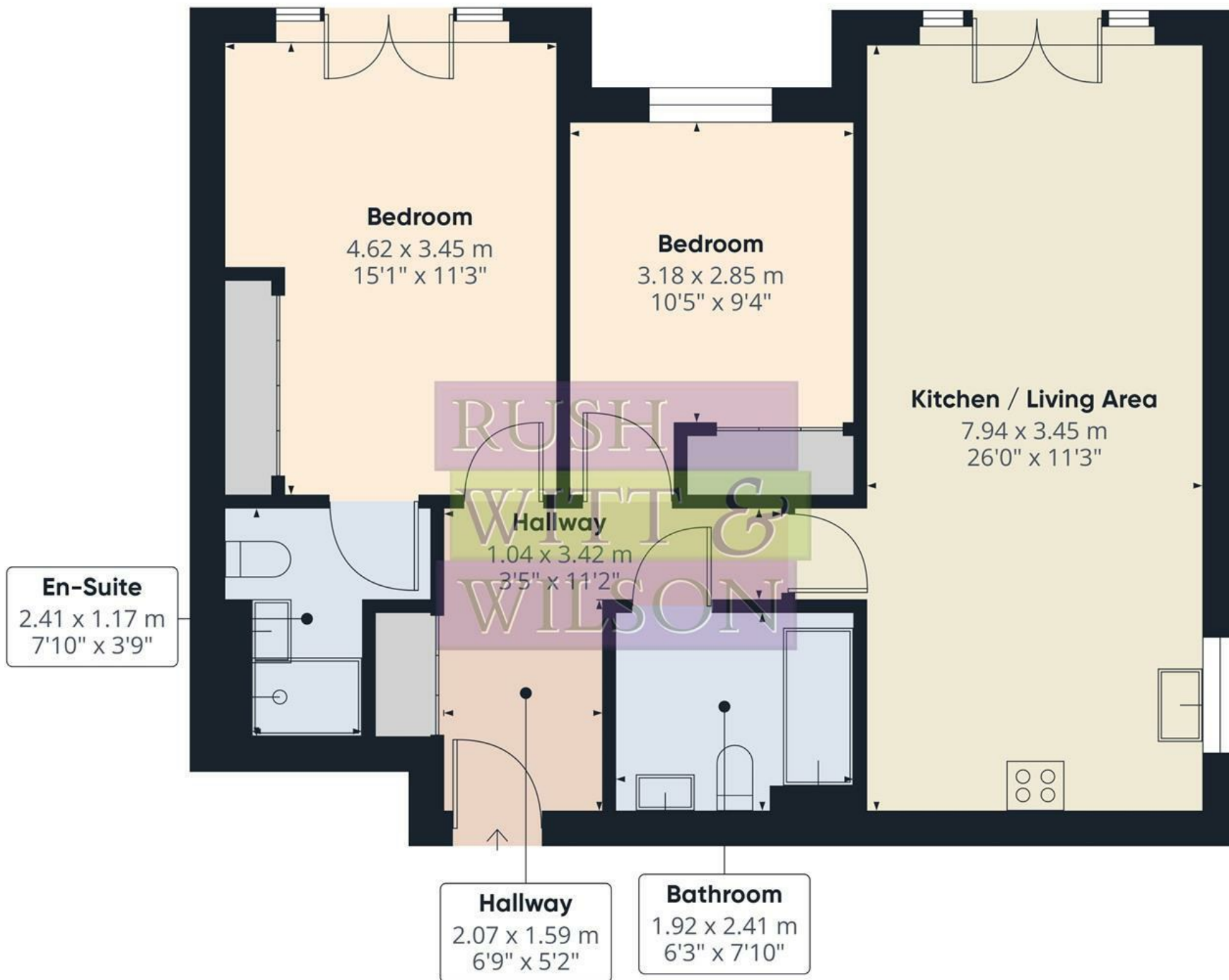












Approximate total area<sup>(1)</sup>

71.5 m<sup>2</sup>

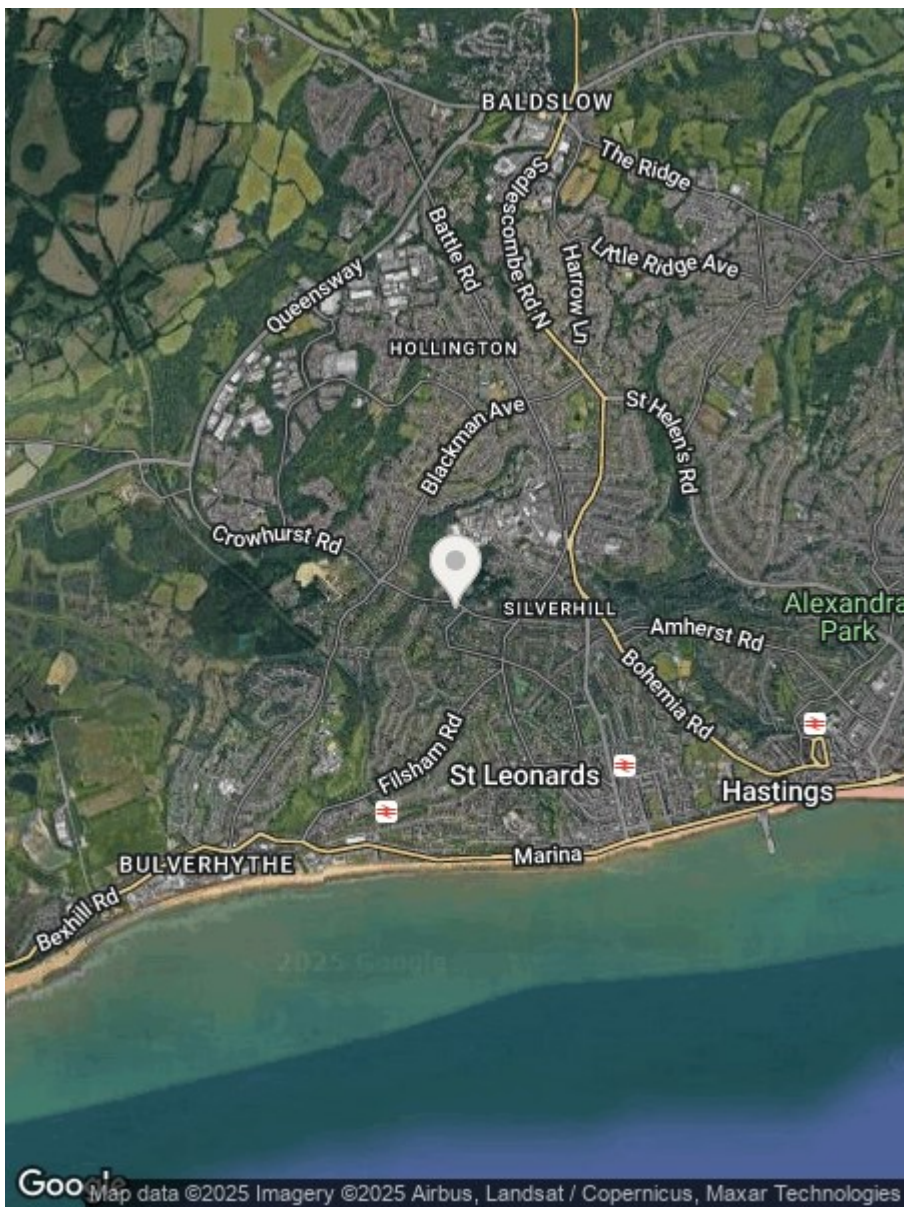
769 ft<sup>2</sup>

(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.

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		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

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.
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