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**87 Hollington Old Lane, St. Leonards-On-Sea, TN38 9DP
Guide Price £325,000 Freehold**

****GUIDE PRICE £325,000 - £340,000**** We are pleased to present an exceptional opportunity to acquire an extended four-bedroom semi-detached house located on Hollington Old Lane in St. Leonards-On-Sea. This property is ideally situated, providing easy access to local schools, shopping facilities, and bus routes that lead directly to Hastings town centre, which boasts a comprehensive range of shops and a mainline railway station. The accommodation is generously proportioned and thoughtfully arranged over two floors. The heart of the home features a spacious lounge/diner, perfect for family gatherings and entertaining guests. Each of the four bedrooms is well-sized, ensuring ample space for relaxation and personalisation. The property also boasts a stunning bathroom/shower room and a modern kitchen, making it a delightful space for family living. Additional benefits of this fine family home include gas central heating and double glazing, ensuring comfort throughout the year. The integral garage provides convenient storage or parking options, while the rear garden offers a lovely outdoor space, complete with a good-sized patio area and steps leading down to a well-maintained lawn. This property is an excellent choice for families seeking a comfortable and convenient home in a desirable location. Early viewing is highly recommended to fully appreciate all that this wonderful house has to offer.





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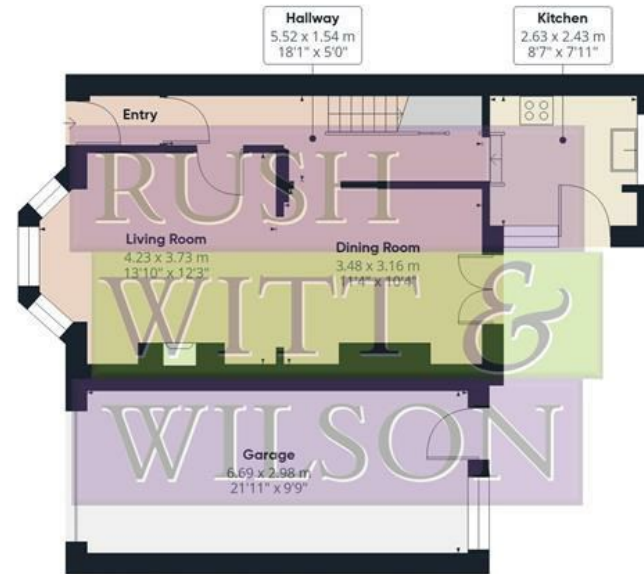


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Floor 0



Floor 1



Approximate total area⁽¹⁾

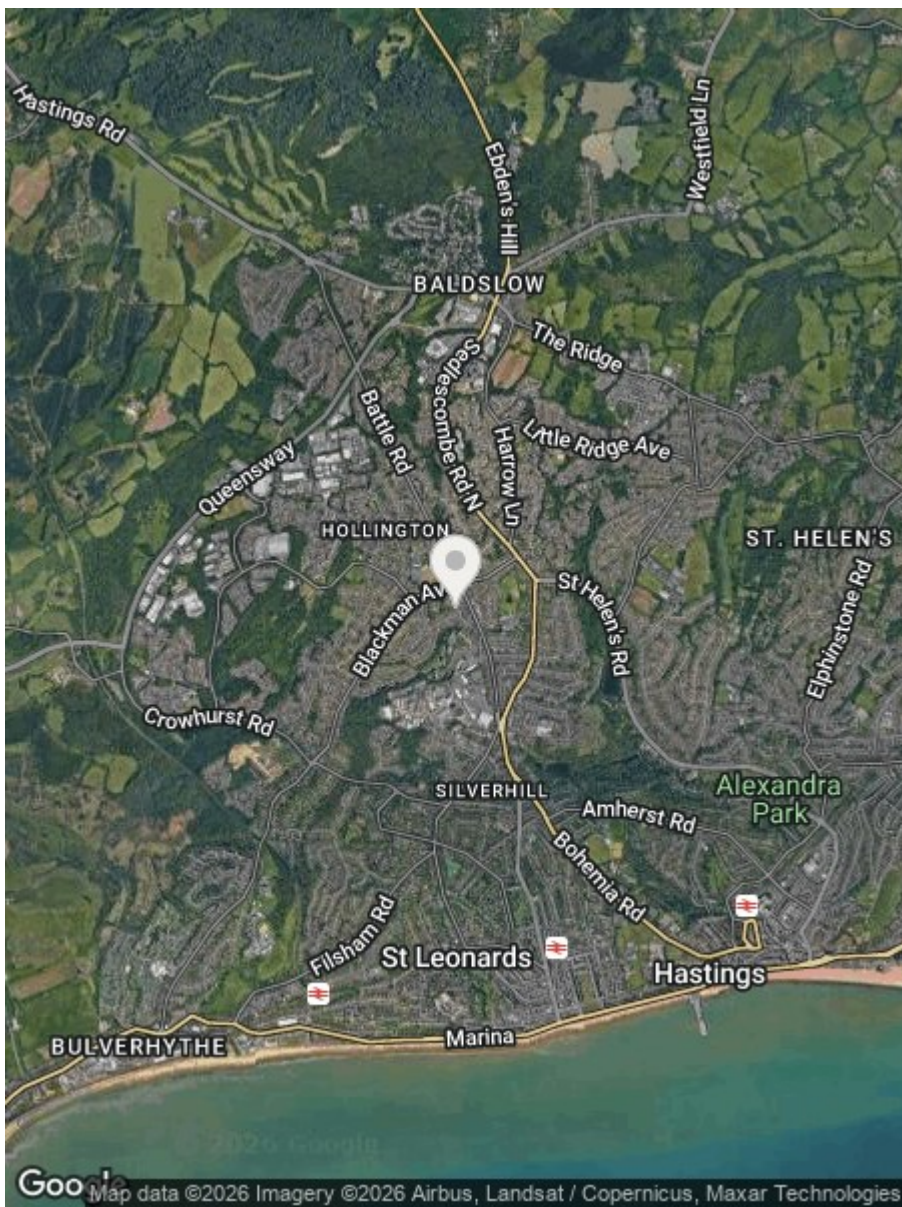
115.9 m²

1250 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.

GIRAFFE360



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 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).
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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>

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