

**RUSH  
WITT &  
WILSON**



**85 Hollington Old Lane, St. Leonards-On-Sea, East Sussex TN38 9DP  
£270,000 Freehold**

Nestled on Hollington Old Lane in the charming area of St. Leonards-On-Sea, this delightful attached house offers a perfect blend of comfort and modern living. Spanning an impressive 897 square feet, this two-storey residence is designed to cater to your every need. Upon entering, you are welcomed into a warm and inviting living/dining room, complete with a cosy fireplace that sets the tone for relaxation. This space flows effortlessly into a well-fitted kitchen, equipped with a stove, making it an ideal area for culinary enthusiasts to prepare and enjoy meals. The first floor is home to two generously sized bedrooms, providing ample space for rest and tranquillity. The bathroom, also located on this level, features a soothing bath, perfect for unwinding after a long day. This property is not just a house; it is a home that encapsulates warmth and functionality, making it an excellent choice for those seeking a peaceful retreat in a vibrant community. With its thoughtful layout and modern amenities, this residence is sure to meet the demands of contemporary living while providing a comforting atmosphere to call your own.









Floor 0



Floor 1



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

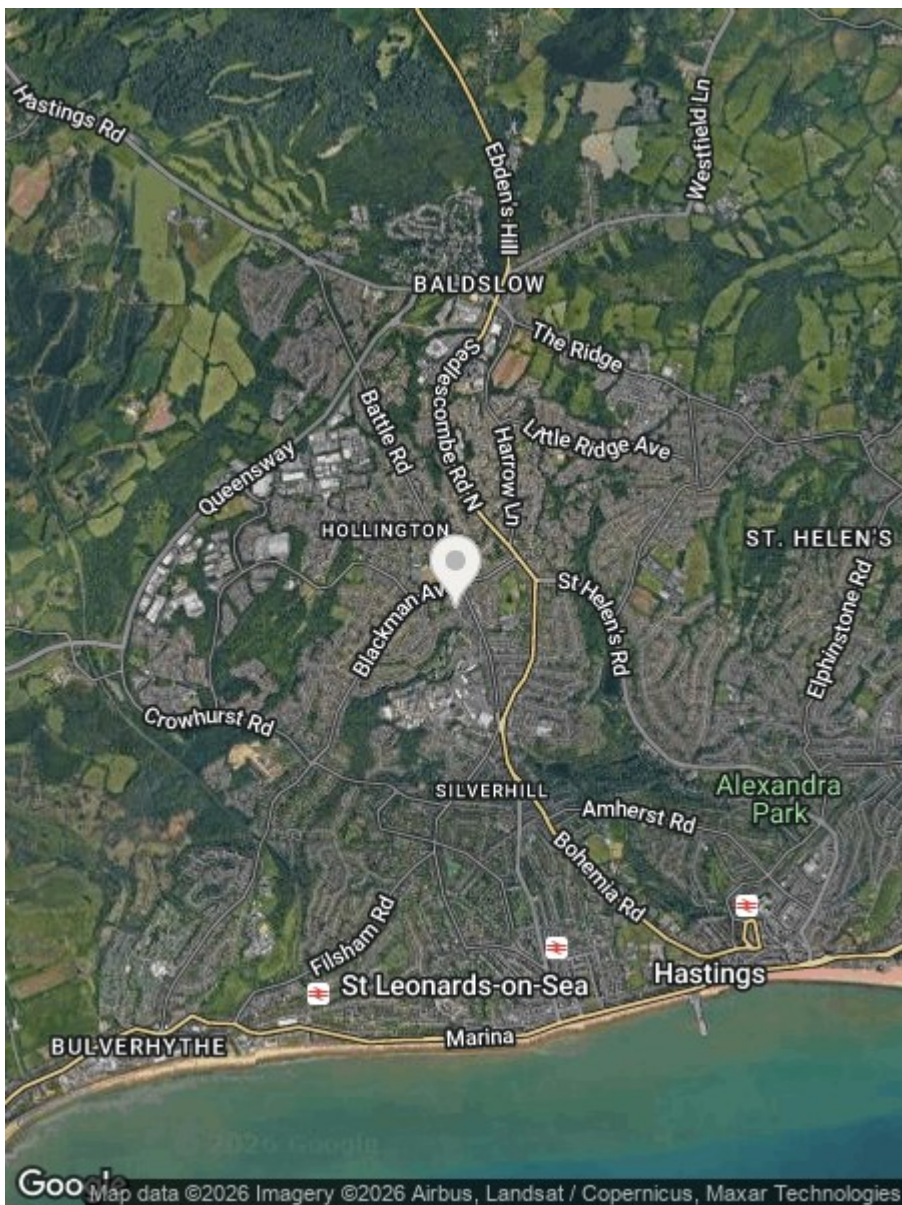
83.3 m<sup>2</sup>

897 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 |                         |           |
|                                             | 59                      | 78        |
| 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 - 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.

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