



ESTATE AGENTS

**1, Hollington Court, St. Leonards-On-Sea, TN38 0SF**

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**Price £225,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE GROUND FLOOR TWO DOUBLE BEDROOM FLAT, positioned in this sought-after location within St Leonards. The property benefits from a SHARE OF FREEHOLD and a GARAGE located in a block nearby.

Accessed via its own PRIVATE ENTRANCE leading to an entrance hall with ample storage space, 16ft LOUNGE-DINER, MODERN KITCHEN, inner hall, TWO DOUBLE BEDROOMS, SHOWER ROOM and a SEPARATE WC. The property offers modern comforts including gas fired central heating, double glazing and lovely PARQUET FLOORING in the entrance hall, lounge-dining room and to the inner hall. Properties at Hollington Court have access to COMMUNAL GARDENS AND GROUNDS.

Conveniently positioned within easy reach of bus routes and nearby amenities within St Leonards. Viewing comes highly recommended, please call the owners agents now to book your viewing.

### **PRIVATE DOUBLE GLAZED FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

Original parquet flooring, radiator, large storage cupboard housing the consumer unit for the electrics and gas meter, doors opening to:

### **LOUNGE-DINER**

16'2 x 12'5 (4.93m x 3.78m)

Original wooden parquet flooring, double radiator, recessed electric fire set below a wooden mantle with tiled hearth, wall lighting, television point, double glazed window with views over the front gardens and grounds, door opening to the inner hall.

### **KITCHEN**

13'7 narrowing to 7'1 x 10'9 narrowing to 7' (4.14m narrowing to 2.16m x 3.28m narrowing to 2.13m0

Modern and fitted with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, four electric hob with oven below, inset one & ½ bowl ceramic sink-drainer with mixer tap, space and

plumbing for washing machine, space for tall fridge freezer, ample storage, wall mounted boiler, double radiator, double glazed window and door with views and access to the communal gardens and grounds.

### **INNER HALL**

Original wooden parquet flooring, large storage cupboard which also serves as an airing cupboard with the immersion heater and water tank, doors leading to:

### **BEDROOM**

12'1 x 11'7 (3.68m x 3.53m)

Original wooden parquet flooring, double radiator, double glazed window to front aspect having views over the gardens and grounds.

### **BEDROOM**

11' x 8'9 (3.35m x 2.67m)

Original wooden parquet flooring, double radiator, double glazed window to rear aspect with views over the gardens and grounds to the rear.

### **SHOWER ROOM**

Walk in shower with rain style shower head and hand-held shower attachment, pedestal wash hand basin with mixer tap, radiator, part tiled walls, double glazed window with pattern glass to rear aspect.

### **SEPARATE WC**

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks, double glazed pattern glass window to rear aspect.

### **GARAGE**

Located in a block, with up and over door.

### **TENURE**

We have been advised of the following by the vendor:

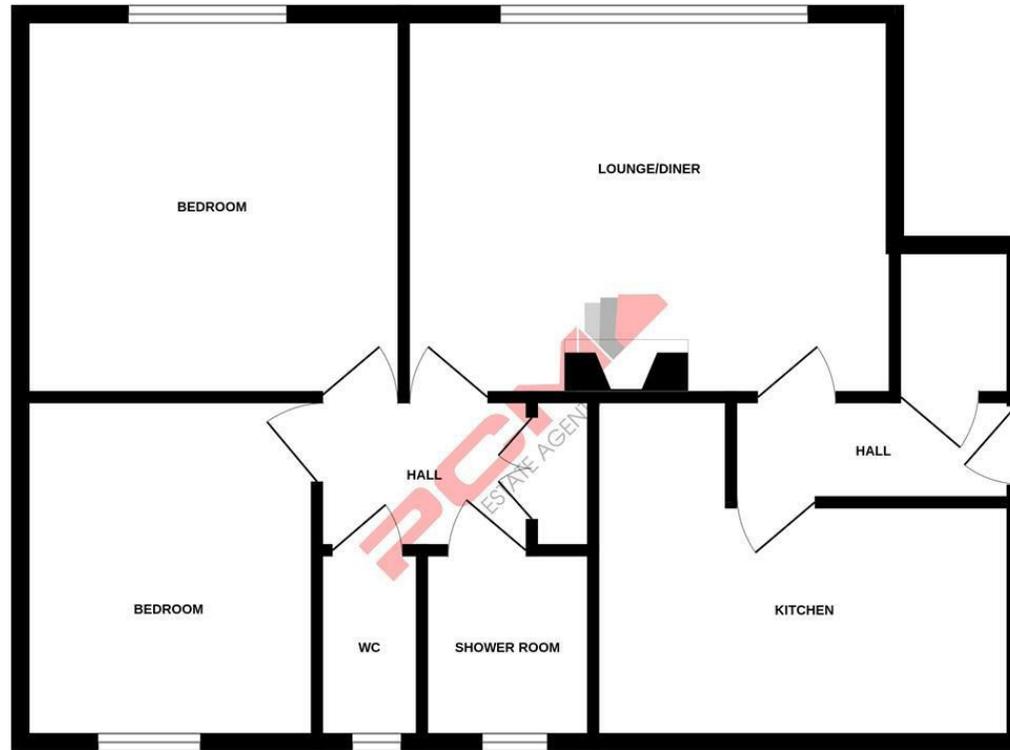
Share of Freehold - transferrable with the sale.

Lease: TBC

Service Charge: TBC



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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		