



ESTATE AGENTS

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Offers In Excess Of £500,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this RECENTLY CONSTRUCTED DETACHED FOUR BEDROOM HOUSE offered to the market on this sought-after road within a favourable region of St Leonards. The property benefits from OFF ROAD PARKING an ENCLOSED GARDEN and a LARGE GARDEN STUDIO that could be converted into an annexe and could offer accommodation for multi-generation living, subject to necessary consents.

Inside, the property offers adaptable accommodation arranged over two floors comprising an entrance hall, OPEN PLAN LOUNGE-DINING ROOM with BI-FOLD DOORS onto a lovely decked veranda and access to the KITCHEN-BREAKFAST ROOM and a GROUND FLOOR BEDROOM with WET ROOM style EN SUITE. To the first floor, the landing provides access to THREE GOOD SIZED BEDROOMS, one of which having an EN SUITE SHOWER ROOM and another having access to the JACK & JILL BATHROOM. The property benefit from double glazed windows, UNDERFLOOR HEATING downstairs and heating via radiators upstairs.

Situated within easy reach of popular schooling establishments and nearby amenities. Please call the owners agents now to arrange your viewing and avoid disappointment.

COMPOSITE FRONT DOOR

Leading to:

ENTRANCE HALL

stairs rising from entrance hall to upper floor accommodation, wood laminate flooring, under stairs storage cupboard, wall mounted consumable for the electrics, door opening to:

LOUNGE-DINING ROOM

26'1 narrowing to 21'5 x 17'9 (7.95m narrowing to 6.53m x 5.41m)

Triple aspect with double glazed windows to side and rear aspects, double glazed bi-folding doors opening to side aspect leading to the garden, wood laminate flooring, downlights, underfloor heating, large utility cupboard, underfloor heating, open plan to:

KITCHEN-BREAKFAST ROOM

20'1 x 9'1 (6.12m x 2.77m)

Fitted with a matching range of eye and base level cupboards and drawers, fitted with soft close hinges and having complimentary worksurfaces over, resin waterfall sink with mixer tap, electric hob with waist level oven, grill and microwave, integrated appliances including dishwasher, washing machine and fridge freezer, full height fridge and separate full height freezer, ample space for breakfast table, underfloor heating, dual aspect with double glazed window to front aspect and double glazed window and door to rear providing access onto the garden.

BEDROOM

12'4 x 11'2 (3.76m x 3.40m)

Wood laminate flooring, underfloor heating, double glazed window to front aspect, sliding door to:

EN SUITE WET ROOM

Walk-in wet room style shower, low level WC, wash and basin, tiled walls, non-slip flooring, downlights, double glazed window with opaque glass to side aspect.

FIRST FLOOR LANDING

Large storage cupboard and doors opening to:

BEDROOM

13'1 x 12'1 (3.99m x 3.68m)

Access to two storage cupboards, laminate flooring, radiator, double glazed window to the rear aspect with a nice leafy outlook, door to:

JACK AND JILL BATHROOM

Panelled bath with mixer tap and shower over, rain style shower head, hand-held shower attachment, down lights, extractor for ventilation, vanity enclosed wash hand basin with mixer up, concealed cistern low level WC, ladder style heated towel rail, partially aqua-boarded walls, wood laminate flooring and a return door to the entrance hall.

BEDROOM

13'8 x 13'1 (4.17m x 3.99m)

Storage cupboards, radiator, double-glazed window to the front aspect and door to:

EN SUITE

Walk-in shower, concealed cistern low level WC. wash hand basin, heated towel rail, downlights, extractor for ventilation.

BEDROOM

13' x 9'7 (3.96m x 2.92m)

Access to eaves storage, radiator and double glazed window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking, area of garden being planted.

REAR GARDEN

Decked patio offering ample outdoor space to sit down, eat alfresco or simply relax, accessible via the bifold doors from the lounge-dining room or from the kitchen-breakfast room. The garden descends to a wrap around garden area that is in need of cultivation, gated side access to the front and a large storage outbuilding.

OUTBUILDING

21' x 19' (6.40m x 5.79m)

Apex roof, double glazed windows and a double glazed door, power and light. This would make a great garden room or has the potential to convert into an annex (subject to necessary consents).

Council Tax Band: E



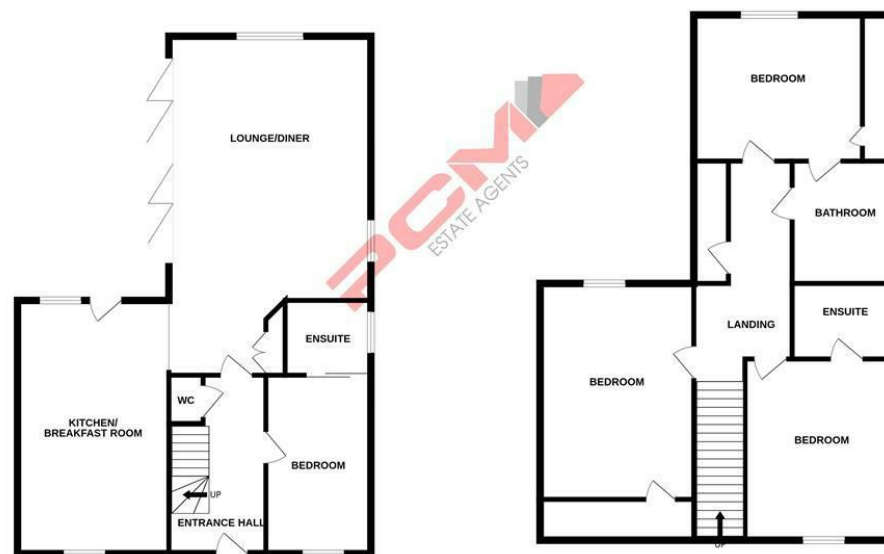




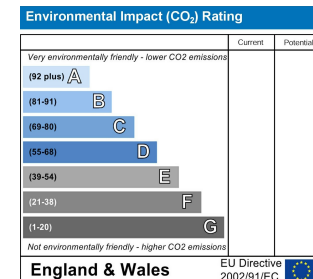
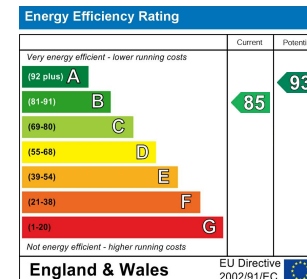
GROUND FLOOR



1ST 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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