



ESTATE AGENTS

13, Hollinghurst Road, St. Leonards-On-Sea, TN37 7JP

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Price £409,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this **GEORGIAN STYLE DETACHED THREE BEDROOM FAMILY HOME**, positioned on this sought-after road within St Leonards, approached via a block paved drive providing **OFF ROAD PARKING** for multiple vehicles and with a **BEAUTIFUL FAMILY FRIENDLY REAR GARDEN**.

Inside, the property offers modern comforts including gas fired central heating, double glazing and well-appointed spacious accommodation arranged over two floors comprising a welcoming entrance hall, **TRIPLE ASPECT BOW FRONTED LOUNGE-DINING ROOM**, kitchen, **SUN ROOM**, downstairs wc and an external **UTILITY ROOM**. In addition, the upstairs landing provides access to **THREE COMFORTABLE SIZED BEDROOMS**, with the master being dual aspect with **BALCONY**, and a family bathroom with shower over the bath

The property has the benefit of a **FAMILY FRIENDLY GARDEN** with patio providing ample space for entertaining and eating al-fresco, **GOOD SIZED SECTION OF LAWN**, greenhouse and wooden shed. From the garden, there is access to a **UTILITY ROOM** and **GARAGE**.

Viewing comes highly recommended for families seeking a **GOOD-SIZED FAMILY HOME** in a **SUPERB LOCATION**, close to local amenities and popular schooling establishments. Please call the owners agents now to book your viewing.

ATTACHED GARAGE

Up and over door, personal door to canopied porch area.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, coving to ceiling, double glazed window to side aspect.

DOWNSTAIRS WC

Vanity enclosed wash hand basin, concealed cistern dual flush wc, tiled walls, tiled flooring, double glazed window with pattern glass for privacy to side elevation.

TRIPLE ASPECT LOUNGE-DINING ROOM

27' into bay x 13' narrowing to 10'9 (8.23m into bay x 3.96m narrowing to 3.28m)

Double glazed bow window to front aspect with made to measure plantation shutters, two double glazed windows to side aspect with obscured glass for privacy, original parquet flooring, coving to ceiling, two radiators, television point, fireplace with stone hearth, inset wood burning stove and wooden mantle, door to kitchen and wooden partially glazed windows and doors opening to:

SUN ROOM

10'4 x 10'2 (3.15m x 3.10m)

Part brick construction, parquet flooring, coving to ceiling, radiator, double glazed windows to side and rear aspect having views and access onto the garden.

KITCHEN

11'3 x 9'9 (3.43m x 2.97m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four

ring gas hob with fitted cooker hood over, waist level double oven and grill, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, part tiled walls, tiled flooring, inset spotlights, return door to entrance hall, double glazed door to side aspect providing access to rear lobby/ porch, double glazed window to rear aspect with views over the garden.

UTILITY

5'6 x 5'3 (1.68m x 1.60m)

Accessed via the rear lobby/ porch area. Space and plumbing for washing machine and tumble dryer set beneath kitchen worksurface, wooden framed single glazed window to rear aspect, tiled flooring.

CANOPIED REAR LOBBY/ PORCH

Doors to utility and garage, double glazed door providing access to a side passage, having gated front access, open to the rear garden.

FIRST FLOOR LANDING

Double glazed window to front aspect, doors to:

BEDROOM

13'2 x 12'4 (4.01m x 3.76m)

Coving to ceiling, radiator, double glazed window to side, double glazed sliding patio doors balcony with metal ballustrade, having made to measure plantation shutters.

BEDROOM

13'1 x 12'2 (3.99m x 3.71m)

Coving to ceiling, radiator, double glazed window to front aspect with made to measure plantation shutter, double glazed window to rear aspect with made to measure plantation shutter.

BEDROOM

9'1 x 8'1 (2.77m x 2.46m)

Coving to ceiling, radiator, double glazed window to rear aspect with made to measure plantation shutters.

BATHROOM

Panelled bath with mixer tap and shower over bath, pedestal wash hand basin with mixer tap, dual flush low level wc, heated towel rail, tiled walls, tiled flooring, loft hatch, door to airing cupboard, double glazed window with obscured glass to side elevation.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, area of lawn, areas of planting, two steps up to the front door, side gate leading to a side passage having double glazed door opening to the canopied external porch area and open to the garden.

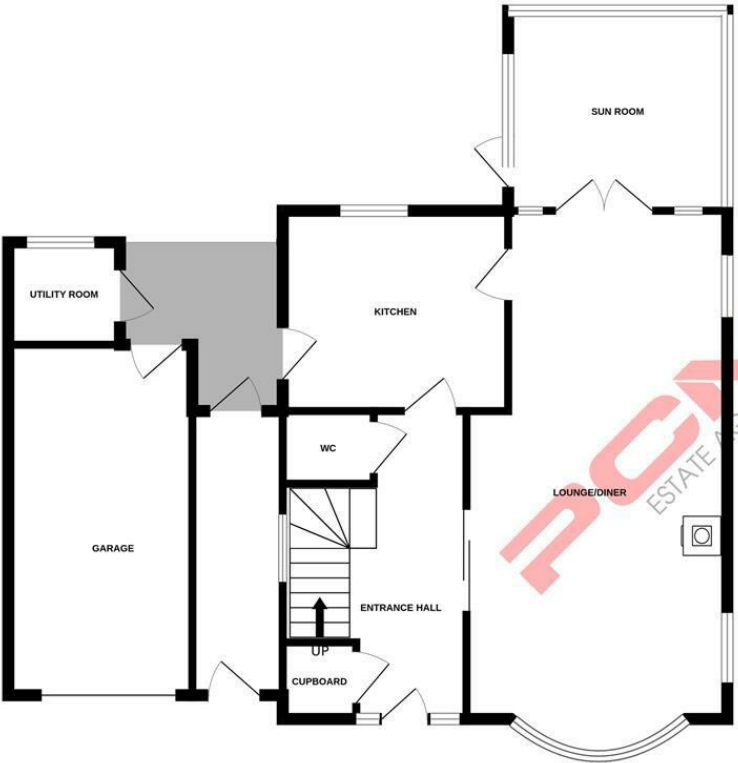
REAR GARDEN

Block paved patio providing ample space for table and chairs, ideal for entertaining and eating al-fresco, steps up to a relatively level section of lawn, greenhouse, wooden shed, fenced boundaries, mature hedged boundaries and gated side access. The garden is very private, offering a pleasant outlook and enjoying sunshine throughout the day.

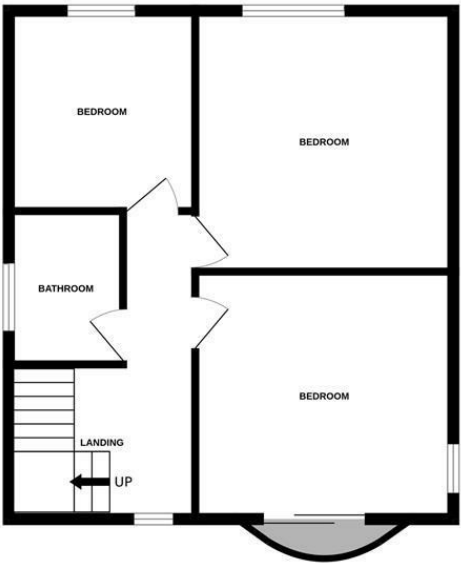
Council Tax Band: D



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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