



ESTATE AGENTS

Flat 1, 4, Hollington Park Road, St. Leonards-On-Sea, TN38 0SG

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Tel: 01424 839111

Offers In Excess Of £360,000

PCM Estate Agents present to the market this TWO BEDROOM, TWO BATHROOM, GROUND FLOOR APARTMENT with a PRIVATE ENTRANCE and a CONSERVATORY. The property benefits from a LARGE PRIVATE GARDEN, a SHARE OF FREEHOLD and TWO PARKING SPACES.

Offering spacious accomodation comprising a large entrance hall, 19FT LOUNGE with sliding doors leading to a CONSERVATORY, modern kitchen, TWO BEDROOMS, EN-SUITE and further SHOWER ROOM. The property also benefits from gas fired central heating and the aforementioned PRIVATE GARDEN.

Located in this popular location in St Leonards, within short walking distance to local shopping facilities and bus routes to Hastings town centre with it's comprehensive range of shopping, sporting, recreational facilities and mainline railway station.

Please call the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

LARGE ENTRANCE HALL

Two radiators, some original features, leading to:

LOUNGE

19' max 12'1 max (5.79m max 3.68m max)

Large radiator, electric fire, double glazed windows and sliding doors to:

CONSERVATORY

10'1 into bay x 8' (3.07m into bay x 2.44m)

Double glazed, doors providing access to the rear garden.

KITCHEN

10' x 9' (3.05m x 2.74m)

Fitted with a range of cupboards and drawers, worksurface, built in electric hob and waist level oven, space and plumbing for washing machine and dishwasher, Worcester boiler, large cupboard, window.

BEDROOM

16' x 11' (4.88m x 3.35m)

Dual aspect with double glazed windows, large radiator and further small radiator.

BEDROOM

15'1 max x 14'1 max (4.60m max x 4.29m max)

Radiators, double glazed window, door to:

EN SUITE

7' x 4' (2.13m x 1.22m)

Double shower, vanity unit with concealed cistern wc and wash hand basin, tiled walls and flooring.

SHOWER ROOM

9' x 6 (2.74m x 1.83m)

Walk in shower unit, low level wc, vanity unit with sink, part tiled walls, window.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale

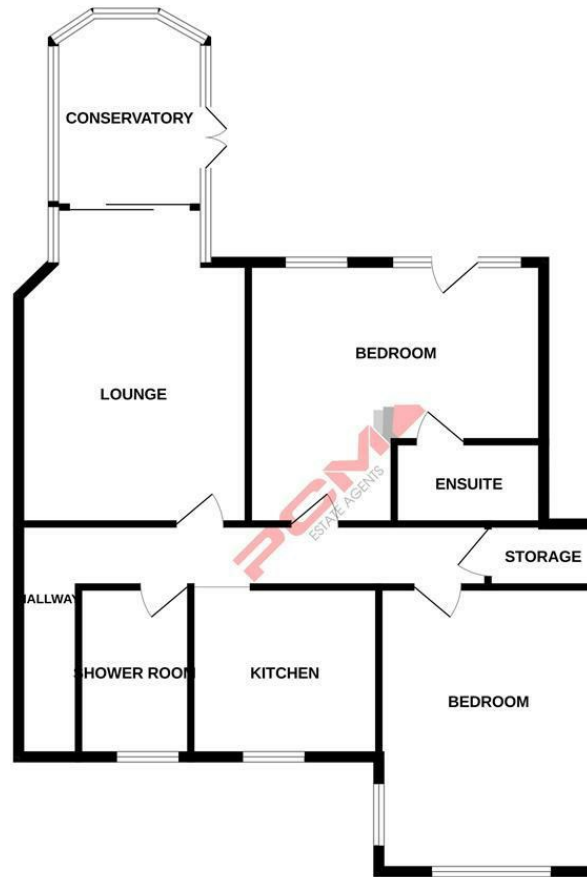
Lease: TBC

Service Charge: Approximately £1600 per annum.

Council Tax Band: B



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) 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		