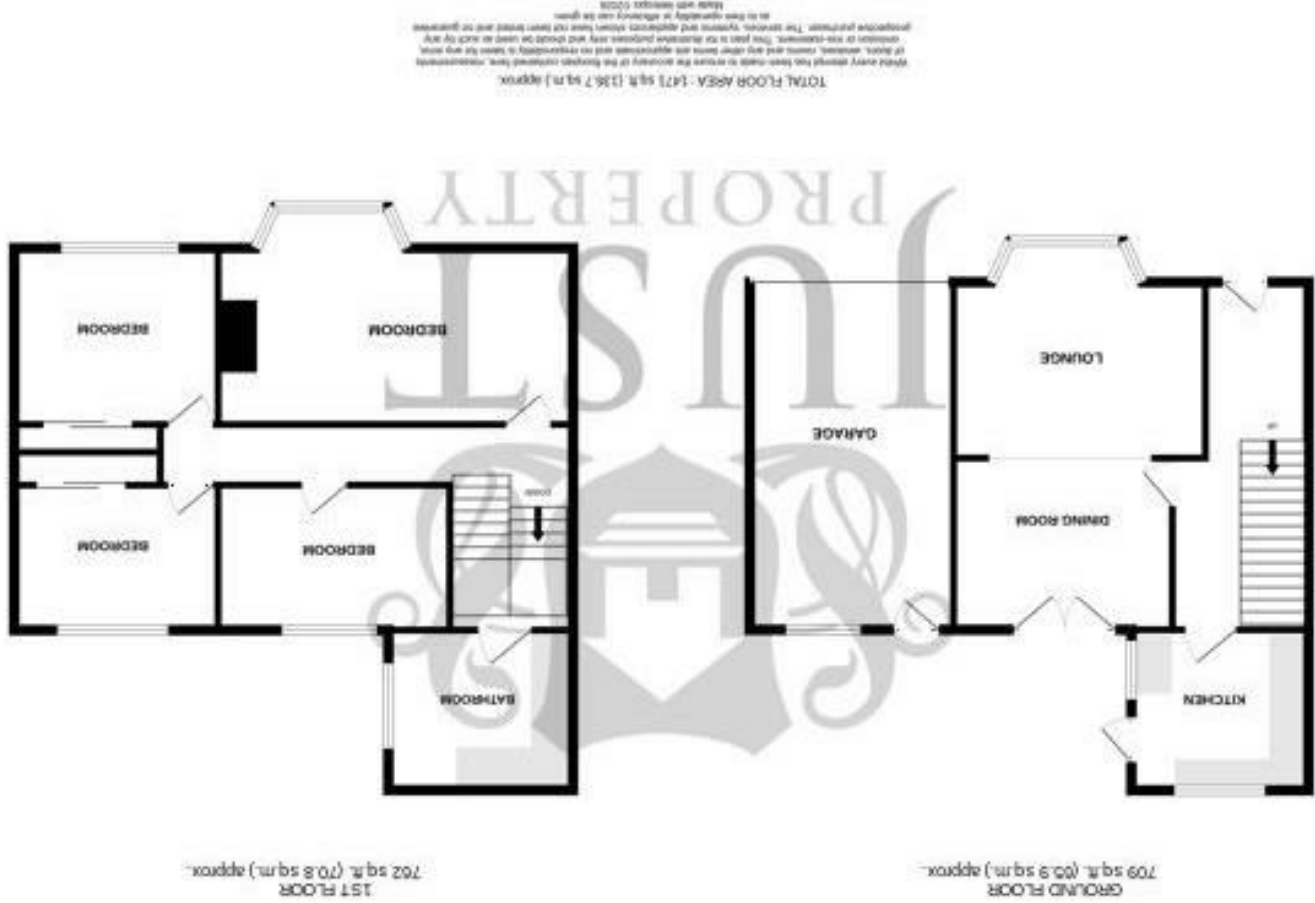
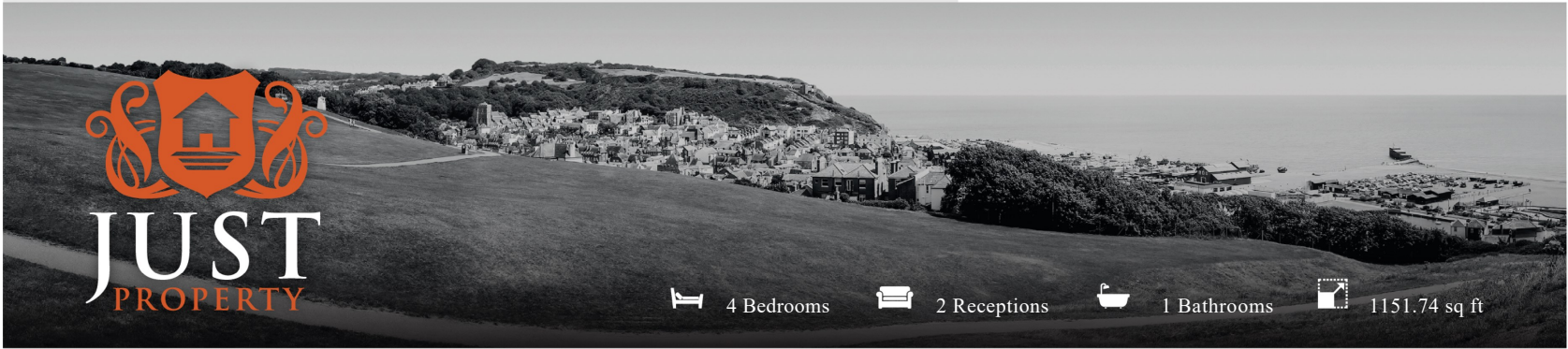




| England & Wales                             |           |           |
|---------------------------------------------|-----------|-----------|
| EU Directive 2002/91/EC                     |           |           |
| Energy Efficiency Rating                    | Current   | Potential |
|                                             | 55        | 73        |
| Very energy efficient - lower running costs |           |           |
| A                                           | (92 plus) |           |
| B                                           | (81-91)   |           |
| C                                           | (69-80)   |           |
| D                                           | (55-68)   |           |
| E                                           | (39-54)   |           |
| F                                           | (21-38)   |           |
| G                                           | (1-20)    |           |
| Not energy efficient - higher running costs |           |           |



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87 Hollington Old Lane, St. Leonards-On-Sea, TN38 9DP

Freehold

£229,669



## PROPERTY DETAILS

Located in the charming area of Hollington Old Lane, St. Leonards-On-Sea, this delightful FOUR BEDROOM SEMI-DETACHED family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,152 square feet, the property boasts an abundance of space throughout, ideal for both relaxation and entertaining. The large open-plan lounge and dining area creates a welcoming atmosphere, perfect for family gatherings or hosting friends.

The home features four well-proportioned bedrooms, providing ample space for a growing family or guests. The bath / shower room is conveniently located to serve the needs of the household. Additionally, the property includes a large garage with rear access, offering practical storage solutions or potential for a workshop.

Step outside to discover a sunny garden, a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The garden is perfect for children to play or for hosting summer barbecues.

Situated in a popular location, this home is close to a variety of amenities, ensuring that daily necessities are just a stone's throw away. With parking available, this property combines practicality with a warm and inviting atmosphere, making it an ideal choice for families seeking a new home in St. Leonards-On-Sea. Don't miss the opportunity to make this lovely house your own.

To arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all this house has to offer in person.

Council Tax Band - B

## ROOM DIMENSIONS

|                                                  |                                                        |
|--------------------------------------------------|--------------------------------------------------------|
| Property Front Door                              | Bedroom With Bay Window<br>11'0" x 16'0" (3.37 x 4.88) |
| Entrance Hallway                                 |                                                        |
| Open Plan Lounge / Dining Room                   | Bedroom<br>7'10" x 9'2" (2.41 x 2.81)                  |
| Living Room<br>13'10" x 12'2" (4.23 x 3.73)      | Bedroom<br>7'3" x 9'7" (2.21 x 2.94)                   |
| Dining Room<br>11'5" x 10'4" (3.48 x 3.16)       | Bedroom<br>10'8" x 9'8" (3.27 x 2.97)                  |
| Kitchen<br>8'7" x 7'11" (2.63 x 2.43)            | Sunny Rear Garden With Terrace                         |
| Stairs Up To First Floor                         | Garage With Rear Access<br>21'11" x 9'9" (6.69 x 2.98) |
| Half Landing                                     |                                                        |
| Bath / Shower Room<br>7'4" x 7'10" (2.25 x 2.39) |                                                        |
| Landing                                          |                                                        |

## FEATURES

- Four Bedroom Semi-Detached Family Home
- Popular Location Close To Shops & Amenities
- Garage With Rear Access & Parking To The Front
- Open Plan Lounge / Dining Room
- Abundance Of Natural Light Throughout
- Sunny Rear Garden With Terrace
- Council Tax Band - B
- Viewing Considered Essential
- Call Just Property To Arrange Access For A Viewing
- Character & Bay Windows Throughout

