







Hollybank Gardens, St. Leonards-On-Sea TN38 0TH

Offers in excess of £350,000

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A spacious THREE BEDROOM SEMI-DETACHED FAMILY HOME with a GARAGE and OFF ROAD PARKING, positioned within a QUIET CUL-DE-SAC in a sought after WEST ST. LEONARDS LOCATION. It's enviably place just a short walk from a range of local shops, the beach, Alexandra Park, bus routes and West St Leonards mainline railway station with it's connections to London. Offering generous proportions, the ground floor benefits from a WELCOMING ENTRANCE HALL with built in storage and enjoys a LARGE LIVING AND DINING ROOM which measures 27'0 x 13'9, featuring a DUAL ASPECT with sliding doors to outside. The separate fitted kitchen is positioned at the rear of the property providing ample storage and worktop space along with access to the rear garden. There is also a HANDY W/C on this floor. On the first floor there are three bedrooms, two of which are generous double rooms together with a STYLISH FAMILY SHOWER ROOM. Relishing a LARGE CORNER PLOT, the LEVEL REAR GARDEN is mainly laid to lawn, with an area of patio perfect for dining al-fresco, followed by a DRIVEWAY to the rear providing OFF ROAD PARKING for multiple vehicles and access to the SINGLE GARAGE. Set in a CONVENIENT LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not one to be missed.

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Approximate Gross Internal Floor Area
1244 sq. ft / 115.57 sq. m







