







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

Offers in excess of £375,000

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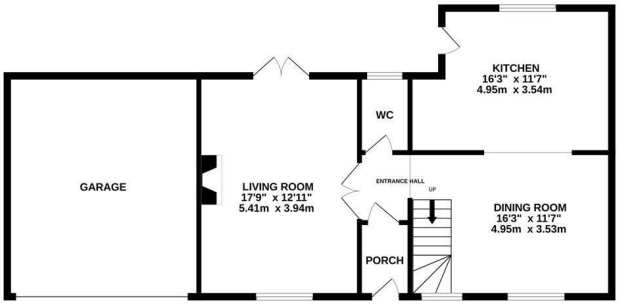
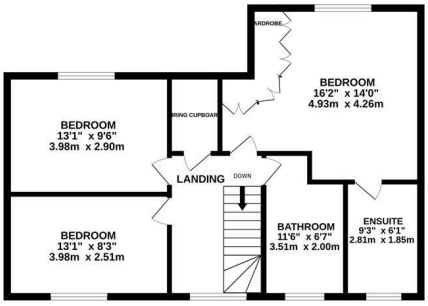
A bright THREE BEDROOM GATED HOME with OFF ROAD PARKING FOR MULTIPLE VEHICLES and GARAGE, conveniently located close to popular schools, good transport links and local shops. GENEROUSLY PROPORTIONED THROUGHOUT, the accommodation spans two storeys with the ground floor comprising of a SPACIOUS LIVING ROOM which measures an impressive 17'9 x 12'11 and enjoys a WOOD BURNING STOVE and access through double doors to the rear garden. Together with a SEPARATE DINING ROOM which leads through to the STYLISH KITCHEN, fitted with CONTEMPORARY UNITS and integrated appliances, the kitchen enjoys a CENTRAL ISLAND WITH BREAKFAST BAR and additional access to the garden. There is also a W/C located on this floor. The THREE DOUBLE BEDROOMS are positioned on the first floor with the primary bedroom enjoying BUILT-IN WARDROBES and access to a SHOWER ROOM, together with the FAMILY BATHROOM with a bath and shower over. Externally the tiered rear garden offers an area of decking, perfect for DINING AL-FRESCO, followed by an area of lawn. To the front of the property there is a DOUBLE WIDTH GARAGE and OFF ROAD PARKING FOR MULTIPLE VEHICLES. Set in a convenient location, this fantastic property would make the PERFECT FAMLY HOME.

GROUND FLOOR
932 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 sq.m.) approx.

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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