







Hollington Park Road, St. Leonards-On-Sea TN38 0SH

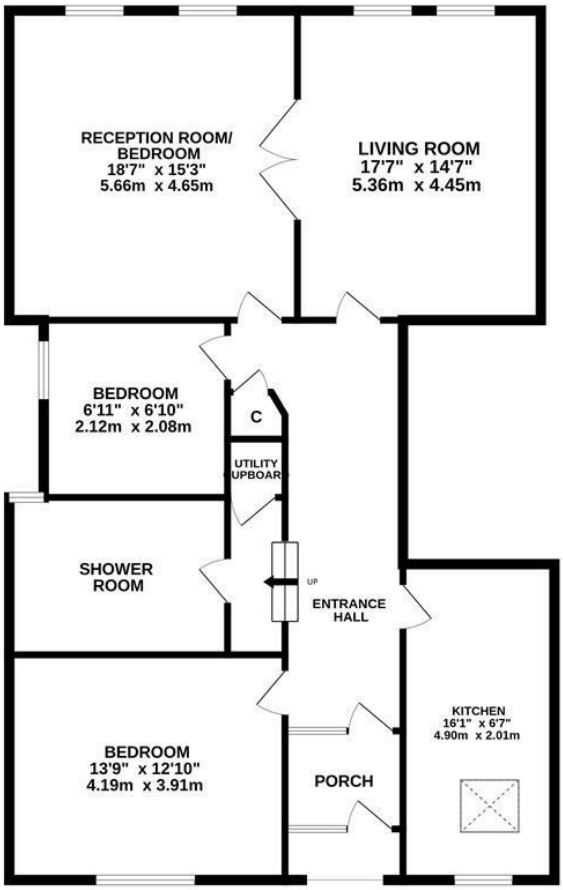
Offers in excess of £350,000

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An exceptional example of a late VICTORIAN MANSION APARTMENT found at the end of a private driveway and set within BEAUTIFUL, ESTABLISHED COMMUNAL GARDENS. Occupying an idyllic location in West St. Leonards, positioned within a QUIET TREE-LINED ROAD Val Mascal holds a fascinating past, reputedly commissioned by John Upton, the founder of the renowned Dolcis shoe brand, it features prominently in Robert Tressell's classic novel 'The Ragged Trousered Philanthropists'. During WWII it is believed to have been graced by Winston Churchill, adding another layer of historical significance to its UNIQUE CHARACTER.

Accessed via a PRIVATE ENTRANCE and entrance vestibule with stained glass windows the accommodation here benefits from impressive proportions and retains an ABUNDANCE OF ORIGINAL FEATURES including high ceilings, sash windows with original wooden shutters and wooden floorboards. The versatile layout is arranged as

GROUND FLOOR
1376 sq.ft. (127.8 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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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