

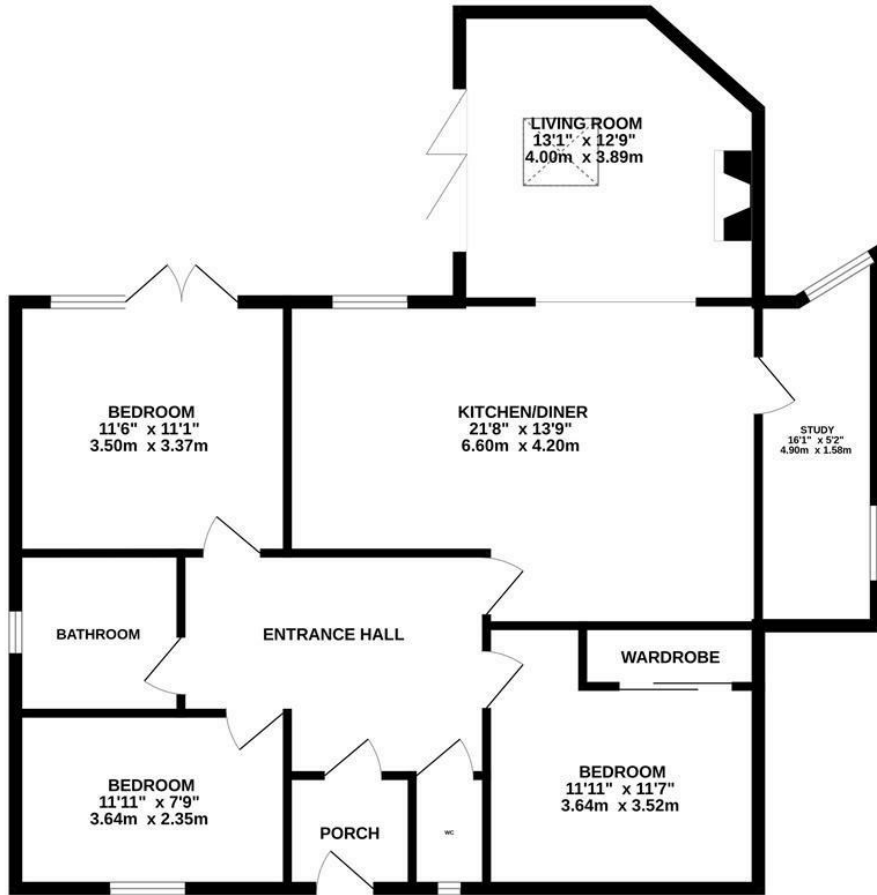
## Hollington Park Road, St. Leonards-On-Sea TN38 0SG

Offers in excess of £610,000



A beautifully presented three bedroom DETACHED BUNGALOW with a GATED DRIVEWAY ideally positioned in a QUIET, LEAFY WEST ST. LEONARDS LOCATION within easy reach of the seafront, local independent shops and mainline railway stations with connections to London. The accommodation here is presented to an immaculate standard throughout and occupies a private setting offering the PERFECT SPACE FOR FAMILY LIFE, it's arranged as a large OPEN PLAN KITCHEN AND DINING ROOM which spans the rear of the property enjoying CONTEMPORARY UNITS housing ample storage space. The kitchen/diner leads through to the LIVING ROOM where there is a WOOD BURNING STOVE and BI-FOLDING DOORS opening to the rear garden. There is also an ADDITIONAL STUDY and THREE DOUBLE BEDROOMS, the principle bedroom enjoys double doors leading out to the garden and the second bedroom benefits from BUILT-IN WARDROBES. The STYLISH FAMILY BATHROOM offers a bath, a separate shower enclosure and there is also a handy SEPARATE CLOAKROOM. The enclosed rear garden provides a new decked area off of the living room to create a

GROUND FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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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