



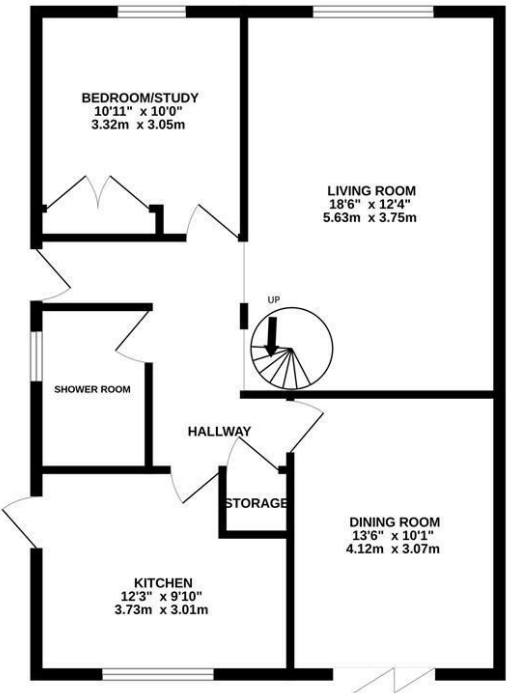
## Hollinghurst Close, St. Leonards-On-Sea TN37 7JU

Offers in excess of £450,000

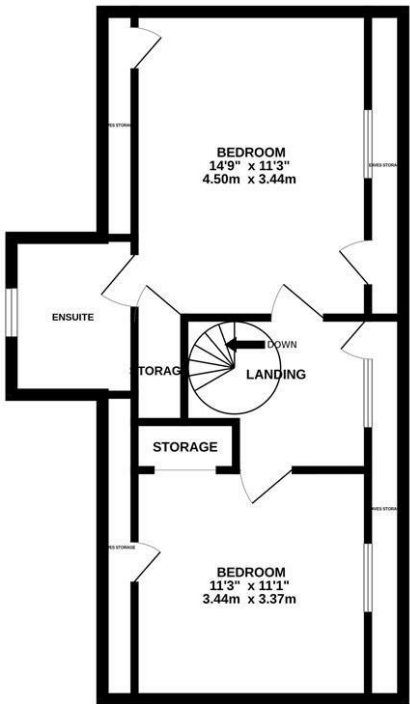


A beautifully presented three bedroom, two reception room DETACHED CHALET BUNGALOW with GARAGE AND OFF ROAD PARKING located within a QUIET CUL-DE-SAC. It is enviably placed within easy reach of local schools, good transport links, shops and the Conquest Hospital making this the perfect home for family life. The accommodation here has been extended to offer a VERSATILE LAYOUT with the ground floor arranged as an OPEN PLAN LIVING SPACE which enjoys a front aspect, a INTEGRATED WOOD BURNING STOVE and there is a SPIRAL STAIRCASE leading to the upper floor while to the rear of the property there is a MODERN FITTED KITCHEN and a separate dining room benefitting from BI-FOLDING DOORS leading out to the rear garden. There is one double bedroom and a STYLISH SHOWER ROOM on this floor, the further two bedrooms can be found on the first floor with the main bedroom enjoying an ENSUITE BATHROOM. The LANDSCAPED REAR GARDEN, is a particular feature here, it offers two large areas of patio perfect for DINING AL-FRESCO followed by a generous EXPANSE OF LAWN with a handy SUMMERHOUSE while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles leading to the DETACHED GARAGE.

GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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