

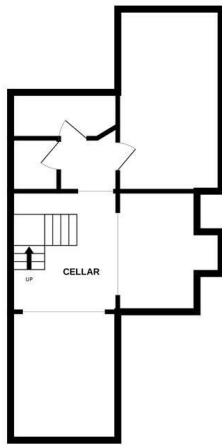
Hollington Park Road, St. Leonards-On-Sea TN38 0SG

Offers in excess of £800,000

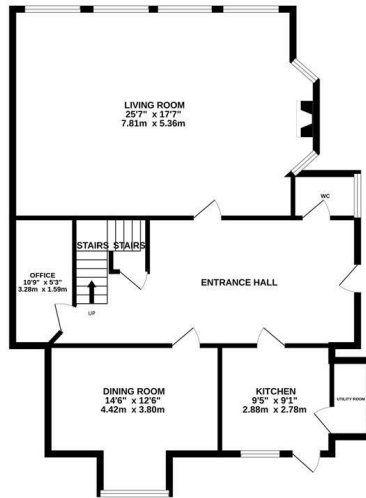


An impressive four bedroom Victorian family home set in one of St Leonards most sought after roads with a gated driveway and detached double garage. It's enviably positioned in a quiet and leafy location yet just a short distance from the beach and the hub of St. Leonards On Sea where there are local shops, award winning eateries along with a mainline railway station with connections to London. West St. Leonards railway station is also within immediate reach. Enjoying **GENEROUS PROPORTIONS**, the accommodation here spans two spacious storeys and is presented to an excellent standard throughout, maintaining a wealth of character features. You enter in to a **GRAND ENTRANCE HALL** which boasts impressive **HIGH CEILINGS** and parquet flooring leading through to the bright living room which enjoys a dual aspect and feature fireplace while the **MODERN FITTED KITCHEN** is separate with an adjoining utility room offering ample storage, worktop space and an **AGA range cooker**. There is also a second reception room which could be used as a dining room, a study positioned at the rear and a handy **DOWNSTAIRS CLOAKROOM**. On the first floor there are

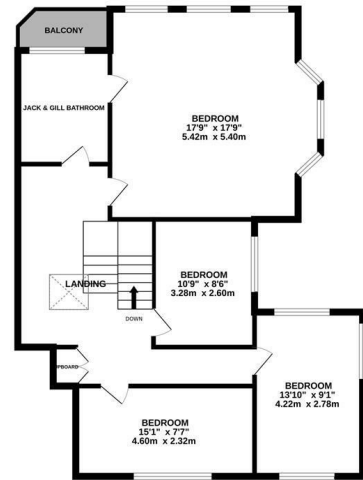
BASEMENT LEVEL
475 sq.ft. (44.1 sq.m.) approx.



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



FIRST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2413 sq.ft. (224.2 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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