

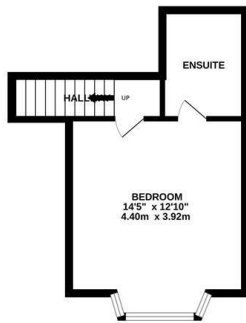
Hollington Park Road, St. Leonards-On-Sea TN38 0SG

Offers in excess of £350,000

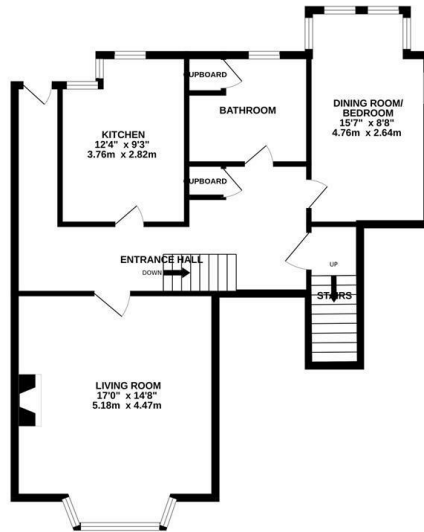


An immaculately presented THREE/FOUR BEDROOM APARTMENT with OFF ROAD PARKING spanning the upper three floors of this attractive period residence. It's ideally positioned in a QUIET WEST ST. LEONARDS LOCATION within easy reach of the seafront, local independent shops and mainline railway stations with connections to London. Accessed via a PRIVATE ENTRANCE the accommodation here offers GENEROUS PROPORTIONS with an abundance of character features throughout including high ceilings, bay windows, original wooden floorboards and stained glass windows. The BRIGHT LIVING ROOM is positioned at the front of the property enjoying a leafy aspect and a FEATURE FIREPLACE while the MODERN FITTED KITCHEN sits at the rear offering ample storage space with integrated appliances. There is a second reception room, currently being used as a dining room which could also be used as a fourth bedroom together with a STYLISH FAMILY BATHROOM on this floor. The principal bedroom can be found on the lower floor, benefitting from BUILT-IN WARDROBES and a stylish EN-SUITE SHOWER ROOM while the further two double bedrooms span the upper floor. Externally there is off road parking for one vehicle, available on a first come first serve basis. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

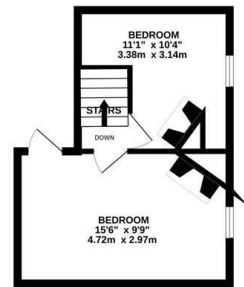
LOWER FLOOR
257 sq.ft. (23.8 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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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