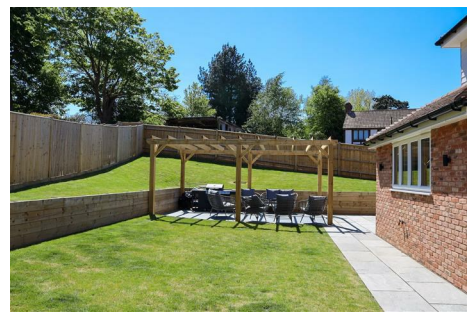
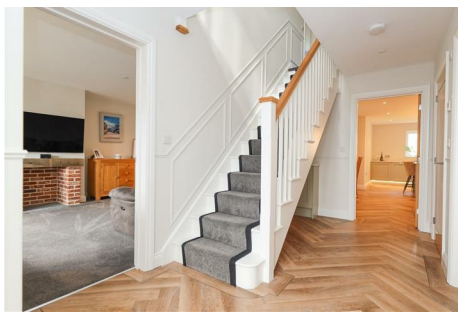




The Gatehouse, Hollington Park Close, St. Leonards-On-Sea, TN38 0SQ

A STUNNING FIVE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE, OCCUPYING A CORNER PLOT IDEALLY SITUATED WITHIN A SMALL PRIVATE GATED RESIDENTIAL CUL-DE-SAC IN ST LEONARDS CLOSE TO LOCAL AMENITIES & SCHOOLS IN SILVERHILL AND BOHEMIA AS WELL AS ALEXANDRA PARK, LOCAL BUS SERVICES AND TRAIN STATIONS AT BOTH WARRIOR SQUARE AND WEST ST LEONARDS CONNECTING TO LONDON.

The property was built in 2024 and forms part of this small residential close with just eight homes and provides accommodation to include an 18'0 x 7'0 reception hall with a downstairs cloakroom/w.c, a living room with feature fireplace, an impressive 22'5 x 14'8 fitted kitchen/breakfast room with built-in appliances and a central island as well as a separate utility room. There is an open plan lounge (in addition to the living room) with bi-fold doors leading to and overlooking the rear gardens and a 12'4 x 9'9 study which could be used as a guest/bedroom five. From the 20'0 first floor galleried landing there are four double bedrooms with an ensuite shower room and walk-in wardrobe to the main bedroom. All other bedrooms have fitted double wardrobes. The family bathroom also has a separate shower cubicle with all bathroom fittings having Burlington suites.

Outside there is a 72ft frontage including a driveway providing off road parking for several vehicles as well as an integral garage with personal door to the gardens. The gardens extend to 75ft wide x 73ft deep wrapping around the property and being laid to lawn with a large patio area. Further benefits include a 10 year Protek Build Warranty, air source heat pump underfloor heating & water, upvc double glazing and a 5.2sq m attic room. Viewing is considered essential to appreciate this beautiful home which is available with NO ONWARD CHAIN.

Price £725,000

The Gatehouse, Hollington Park Close, St. Leonards-On-Sea, TN38 0SQ



- Stunning Detached Family House
- Downstairs W.C & Utility Room
- Driveway & Integral Garage
- 10 Year Protek Build Warranty
- Five Bedrooms, Two Reception Rooms
- Bi-Fold doors onto Rear Garden
- 75ft x 73ft Wrap Around Garden
- Impressive 22'5 x 14'8 Kitchen/Diner
- Large En-Suite & Walk-in Wardrobe
- Privated Gated Development

Reception Hall

18'0 x 7'0 (5.49m x 2.13m)

Downstairs Cloakroom/W.C.

5'3 x 4'0

Living Room

18'2 x 12'11 (5.54m x 3.94m)

Kitchen/Breakfast Room

22'5 x 14'8 (6.83m x 4.47m)

Utility Room

9'10 x 5'0 (3.00m x 1.52m)

Lounge

16'2 x 14'8 (4.93m x 4.47m)

Family Room/Bedroom 5

14'4 x 9'9 (4.37m x 2.97m)

First Floor Galleried Landing

20'0 x 7'2 (6.10m x 2.18m)

Bedroom One

13'7 x 12'11 (4.14m x 3.94m)

Walk-in Wardrobe

6'10 x 6'10 (2.08m x 2.08m)

En-Suite Shower Room/W.C.

8'10 x 6'5 (2.69m x 1.96m)

Bedroom Two

13'11 x 11'9 (4.24m x 3.58m)

Bedroom Three

12'9 x 10'4 (3.89m x 3.15m)

Bedroom Four

11'11 x 10'4 (3.63m x 3.15m)

Family Bath/Shower Room

8'9 x 7'2 (2.67m x 2.18m)

Attic Room

17'0" x 17'0" max (5.18m x 5.18m max)

Outside

Front Garden

72'0 (21.95m)

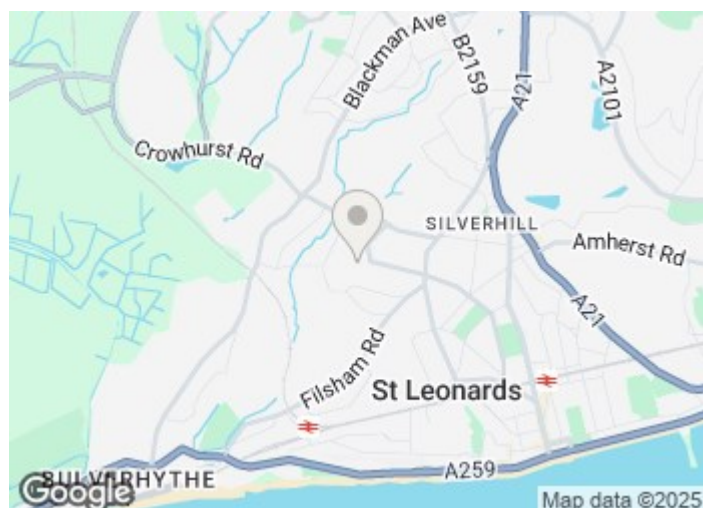
Driveway

Garage

19'4 x 9'9 (5.89m x 2.97m)

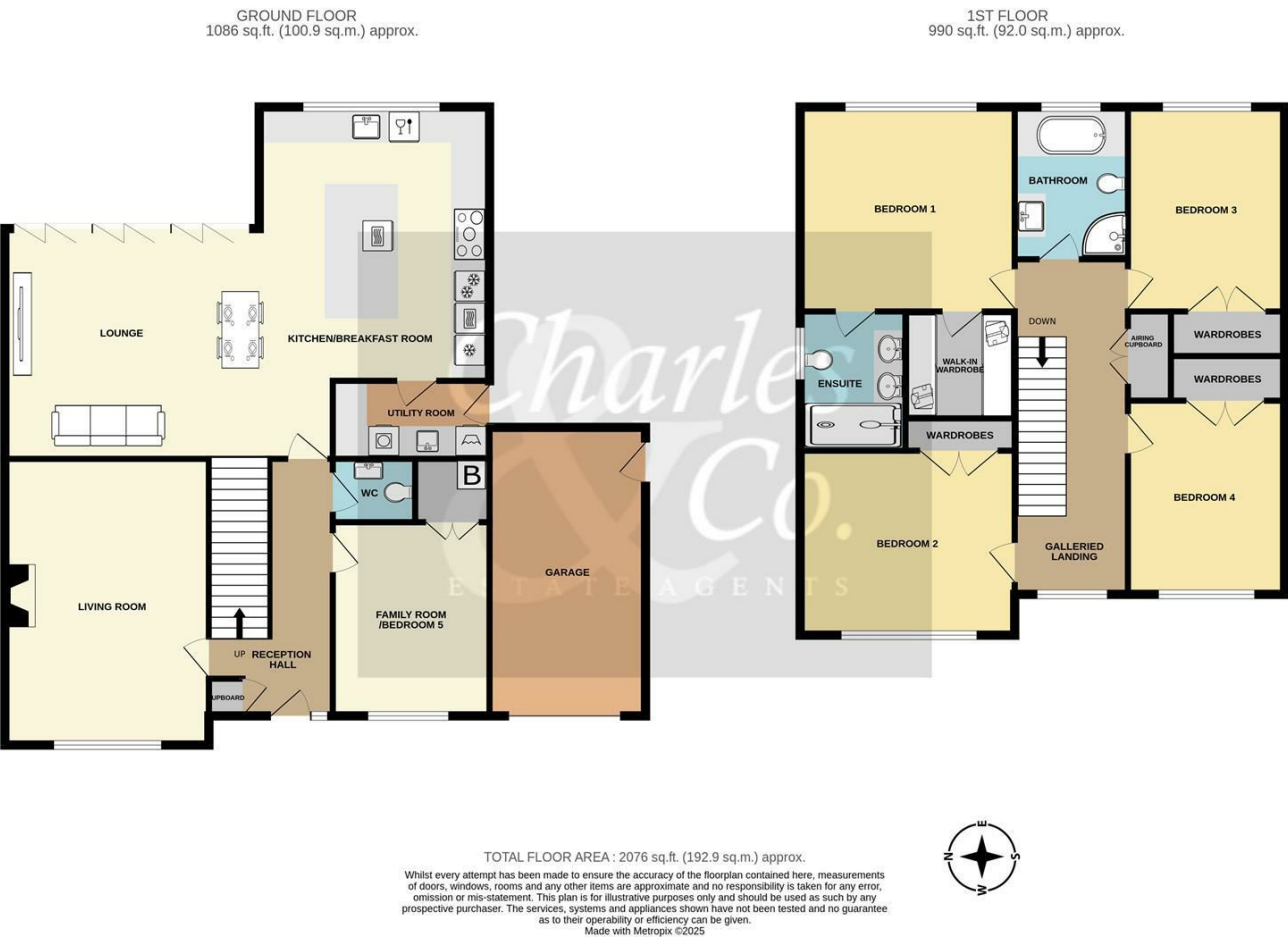
Rear Garden

75'0 x 73'0 max (22.86m x 22.25m max)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	