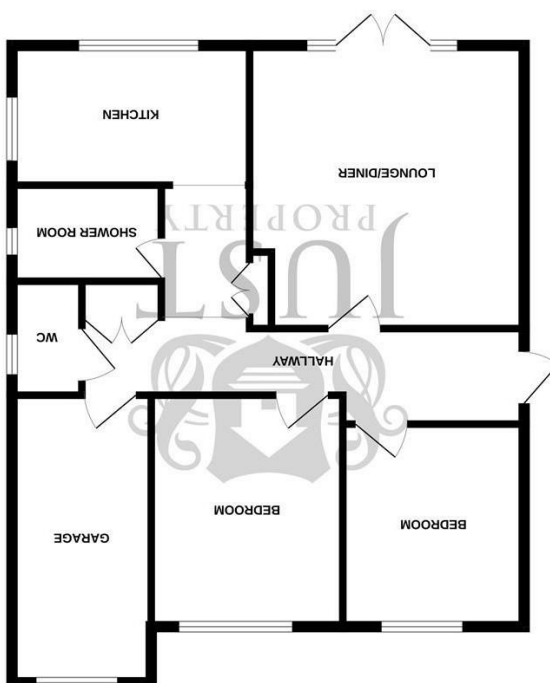


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
71	74

Notes: Where a rating has been given, it is based on the information provided in the Energy Performance Certificate. The rating is based on the information provided in the Energy Performance Certificate. The rating is based on the information provided in the Energy Performance Certificate.



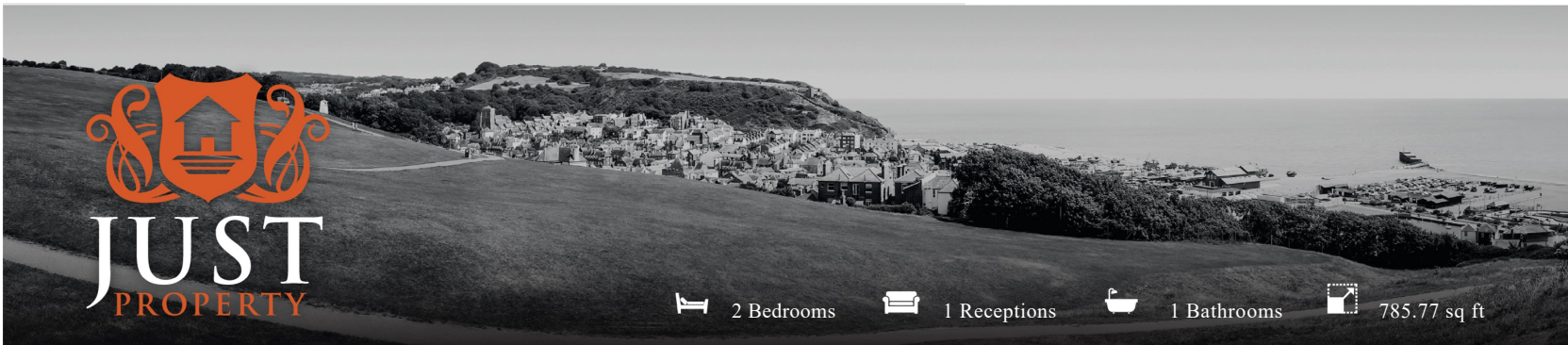
GROUND FLOOR



27a Hollington Park Road, St. Leonards-On-Sea, TN38 0SE

FLOORPLANS

www.justproperty.net

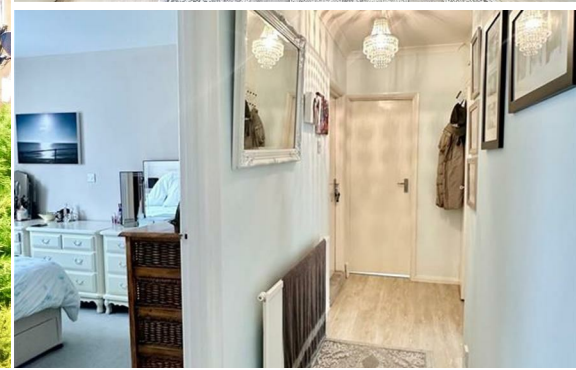


2 Bedrooms 1 Receptions 1 Bathrooms 785.77 sq ft

Leasehold - Share of Freehold

£290,000

27a Hollington Park Road, St. Leonards-On-Sea, TN38 0SE





2 Bedrooms 1 Receptions 1 Bathrooms 785.77 sq ft

PROPERTY DETAILS

Nestled in the heart of St Leonards, this meticulously designed two-bedroom ground floor apartment exudes charm and sophistication. Boasting its own private decked and lawned rear garden, it offers a tranquil retreat in a sought-after location. Conveniently positioned near local amenities, bus routes, and schools, it promises a lifestyle of ease and accessibility.

Step inside to discover a harmonious blend of comfort and style. The focal point of the residence is the spacious 16'0 x 15'2 living room/diner, with double glazed French doors that seamlessly connect indoor and outdoor living. Ideal for entertaining or unwinding, this inviting space is bathed in natural light, creating an inviting ambience.

Adjacent lies the well-appointed 12'5 x 7'3 fitted kitchen/breakfast room, complete with built-in appliances.

The apartment further impresses with a re-fitted shower room and a separate w.c, ensuring both convenience and functionality. An integral garage, accessible via a personal door from the hallway, boasts a utility area, adding practicality to everyday living.

Outside, the south-facing garden beckons with its serene ambience, providing an idyllic setting for al fresco dining and a great place to relax. With gas fired central heating and double glazing enhancing comfort year-round, every aspect of modern living has been carefully considered.

Benefiting from a 175-year Lease from 1989 and a 1/4 share of the Freehold, the property also offers peace of mind. Service charges, approximately £600 per annum, encompass buildings insurance, ensuring hassle-free maintenance.

In summary, viewing is essential to fully appreciate the allure of this enchanting garden apartment. Discover a lifestyle of luxury and tranquility in this hidden gem.



ROOM DIMENSIONS

Communal Entrance Hallway

Private Front Door

Entrance Hallway

Lounge / Dining Room
16'0" x 15'1" (4.88 x 4.62)

Kitchen Breakfast Room
12'4" x 7'3" (3.78 x 2.21)

Bedroom
12'7" x 10'0" (3.84 x 3.05)

Bedroom
10'5" x 9'3" (3.18 x 2.84)

Shower Room

Separate WC

Larder Cupboard

Integral Garage

16'4" x 7'6" (4.98 x 2.31)

Off Road Parking

Communal Front Gardens

Private Rear Garden

FEATURES

- Ground Floor Apartment
- Immaculate Condition
- Two Spacious Bedrooms
- Private Rear Garden
- Integral Garage and Off Road Parking
- Share of Freehold & Long Lease
- Highly Sought After Quiet Location
- Southerly Aspect Garden
- Lovely Lounge With French Doors To Garden

