



**Hollington Old Lane, St. Leonards-On-Sea TN38 9DS**





**welcome to**

**Hollington Old Lane, St. Leonards-On-Sea**

This double fronted THREE BEDROOMS SEMI-DETACHED HOUSE which is located in a cul-de-sac of St Leonard's. The Property offers well-presented accommodation which consists of THREE BEDROOMS, lounge, separate dining room, kitchen, shower room and SEPARATE WC. Externally the property benefits from an ENCLOSED REAR GARDEN and roadside parking to the front. BEING SOLD TENANT IN SITU



## Access Via

Private front door into

## Entrance Hall

With laminate flooring. Two double glazed windows to the front aspects, staircase rising to upper floor accommodation, under stairs storage cupboard

## Lounge

12' 9" x 10' 8" ( 3.89m x 3.25m )

Double glazed window to the front and rear aspects, feature fireplace, laminate flooring and wall mounted centrally heated radiator

## Dining Room

13' 1" max x 10' 8" ( 3.99m max x 3.25m )

Double glazed window to both front and rear aspects, featured gas fire, laminate flooring, wall mounted radiator and boiler cupboard

## Kitchen

11' 1" x 6' 7" ( 3.38m x 2.01m )

Fitted with a matching range of wall and base units with drawers beneath work surfaces, ceramic sink and drainer unit with mixer taps, space for freestanding cooker, service hatch, space and plumbing for washing machine and part tiled walls

## First Floor Landing

Double glazed window to the front aspect, storage cupboard, and radiator.

## Bedroom One

12' 10" x 10' 11" ( 3.91m x 3.33m )

With carpet flooring, radiator and double glazed window to the front and rear aspect.

## Bedroom Two

12' 10" x 10' 9" ( 3.91m x 3.28m )

With carpet flooring, radiator and double glazed window front and rear aspect

## Bedroom Three

8' 2" x 6' 11" ( 2.49m x 2.11m )

With carpet flooring, radiator, loft hatch and rear aspect double glazed window

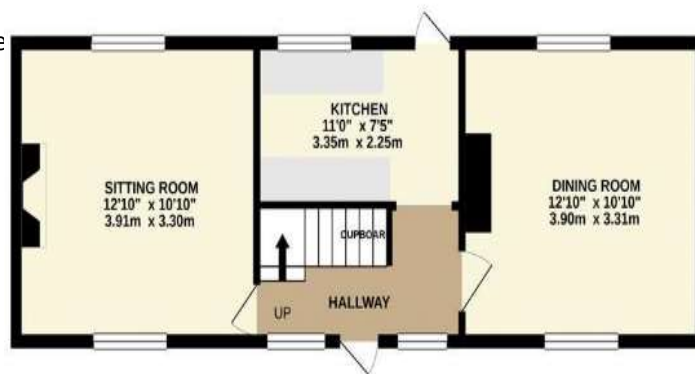
## Bathroom

with tiled flooring, part tiled walls, low level wc, pedestal wash hand basin, towel rail, shower enclosure and rear aspect double glazed window

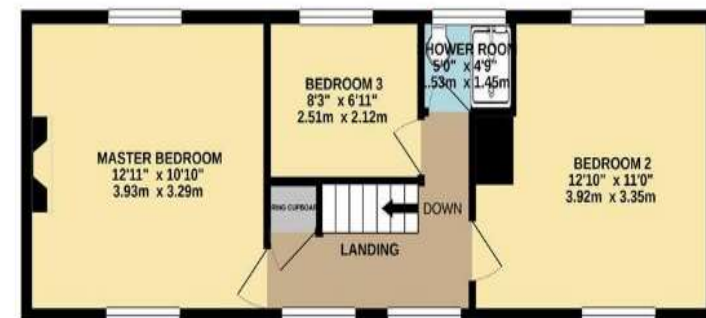
## Rear Garden

With decking, laid lawn, outside tap and patio section to shed

GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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welcome to

## Hollington Old Lane, St. Leonards-On-Sea

- DOUBLE FRONTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- FITTED KITCHEN & SHOWER ROOM
- TWO RECEPTION ROOMS
- BEING SOLD TENANT IN SITU

Tenure: Freehold EPC Rating: D

offers in excess of

**£250,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HAS120716 - 0002

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