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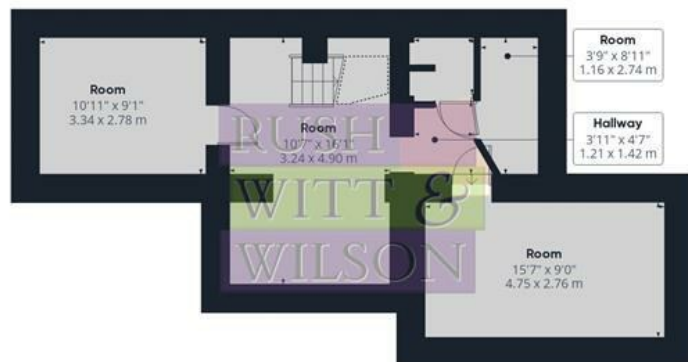
**Dover Court, 12 Hollington Park Road, St. Leonards-On-Sea, TN38 0SG**  
**Offers In Excess Of £900,000**

**Dive into the welcoming charm of this spacious 2,501.68 square feet property spanning over three indulgent levels. The property is believed to date back to circa 1867. This semi detached property has been painstakingly renovated to the highest of standards and transformed this home. Pick your favourite retreat between two living rooms adorned with beautiful fireplaces with the larger of the two being the original ballroom to this former mansion. The ground floor also surprises you with a study - ideal for your work-from-home needs, a conveniently-equipped laundry room, a handy WC, and a kitchen. Move to the first floor where you'll find three bedrooms and a family bathroom. Dig deeper to the basement level that houses five additional rooms - ample space for a gym, library, storage, wine cellar or whatever your heart desires. This splendidly versatile property promises adaptable living spaces catering to a variety of needs. Immerse yourself into this booming residence where your everyday meets elevated comfort and finesse. Externally affording large grounds to the front, side and rear with a long gated driveway providing ample off road parking which leads to a double tandem garage with a separate workshop. Situated in a much-requested tree lined road conveniently found in the heart of St Leonards enjoying useful access to road links, amenities and train stations. Properties of this nature are seldom available on the open market and early viewings are highly recommended.**

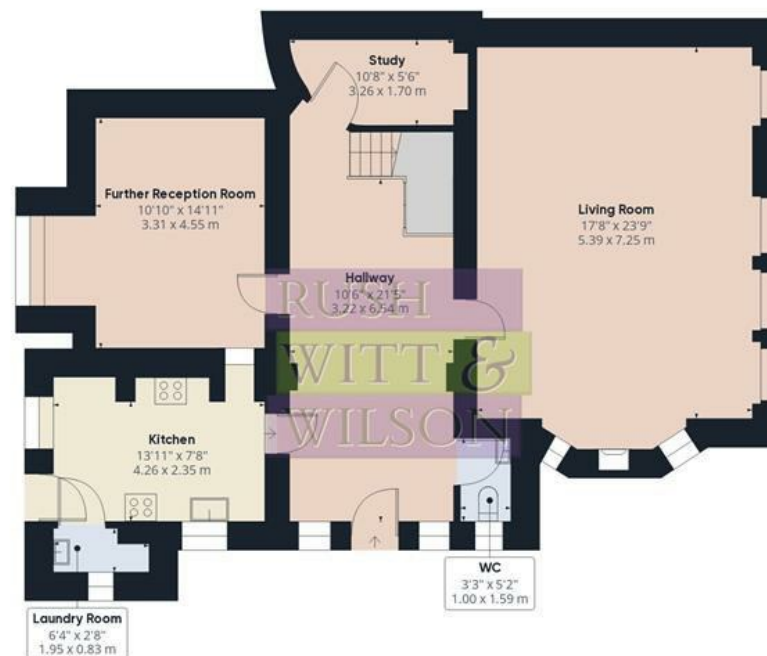








Floor -1



Floor 0



Floor 1

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**Approximate total area<sup>(1)</sup>**

2501.68 ft<sup>2</sup>

232.41 m<sup>2</sup>

**Reduced headroom**

48.56 ft<sup>2</sup>

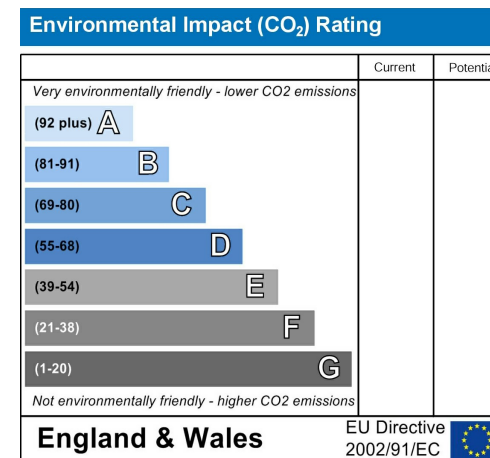
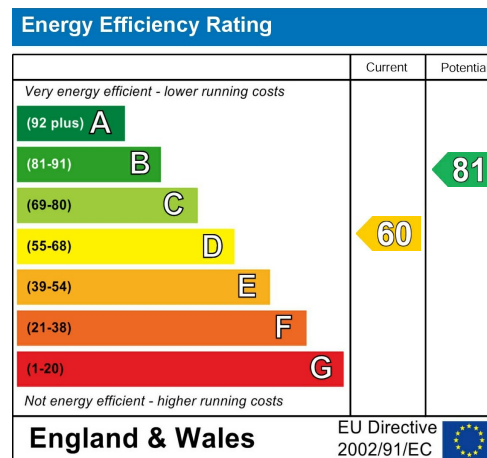
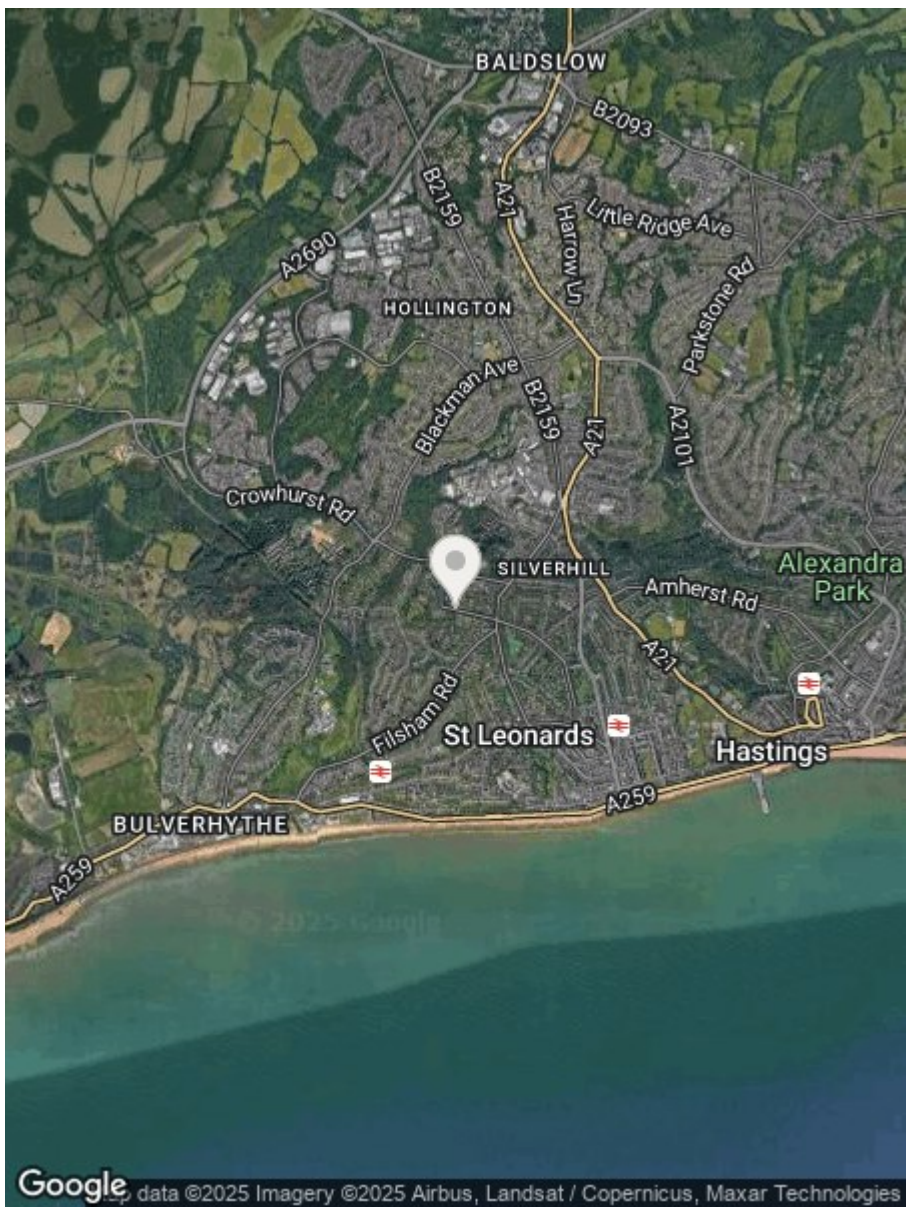
4.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



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