



ESTATE AGENTS

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

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Price £225,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this THREE BEDROOM END-TERRACED HOUSE, conveniently located in a sought-after region of St Leonards, close to amenities on Battle Road and nearby popular schooling establishments. The property also benefits from a LOVELY GARDEN and double glazing. Offered to the market CHAIN FREE.

Accommodation is arranged over two floors comprising a lounge, KITCHEN-DINER and a DOWNSTAIRS WC, whilst to the first floor there are THREE BEDROOMS and a family bathroom. To the rear of the property is a LEVEL FAMILY FRIENDLY REAR GARDEN with additional patio space, perfect for outdoor dining and entertaining.

Viewing comes highly recommended, please contact the owners agents today to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, under stairs storage, space for coats and shoes, additional storage cupboard with shelving, radiator, door to:

LOUNGE

14'5 x 11'3 (4.39m x 3.43m)

Radiator, double glazed window to front aspect.

KITCHEN-DINING ROOM

17'5 x 8'6 (5.31m x 2.59m)

Comprising a range of eye and base level units, four ring gas hob with extractor above and electric oven below, space and plumbing for washing machine, inset stainless steel sink with mixer tap, wall mounted gas boiler, thermostat, part tiled walls, space for tall fridge freezer, space for dining table and chairs, further built in storage cupboard, radiator, door opening to rear garden and double glazed window overlooking the garden.

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with storage beneath, frosted double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch, built in cupboard providing further storage, doors to:

BEDROOM

13'7 x 10'9 (4.14m x 3.28m)

Radiator, double glazed window to front aspect.

BEDROOM

12'7 max narrowing to 9'8 x 10'7 (3.84m max narrowing to 2.95m x 3.23m)

Radiator, double glazed window to rear aspect.

BEDROOM

8'5 x 7'7 (2.57m x 2.31m)

Radiator, double glazed window to front aspect.

FAMILY BATHROOM

Comprising a panelled bath with shower attachment, wash hand basin, low level dual flush wc, part tiled walls, frosted double glazed window to rear aspect.

OUTSIDE - FRONT

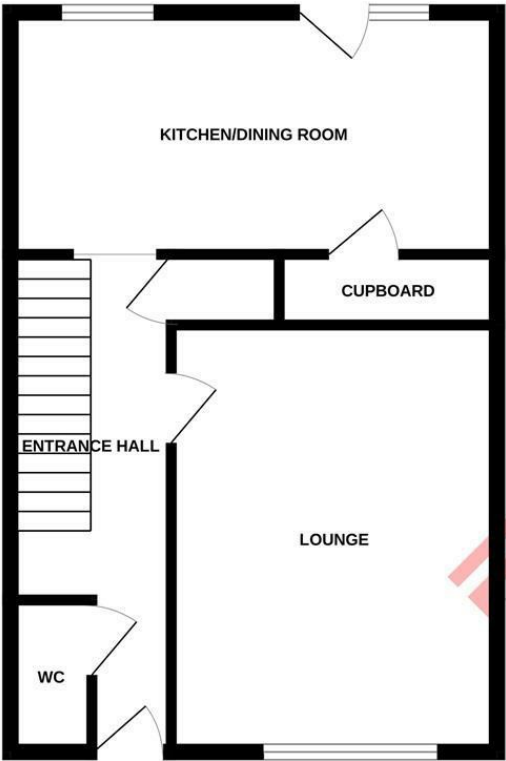
Area of front garden being laid to lawn, external storage cupboard.

REAR GARDEN

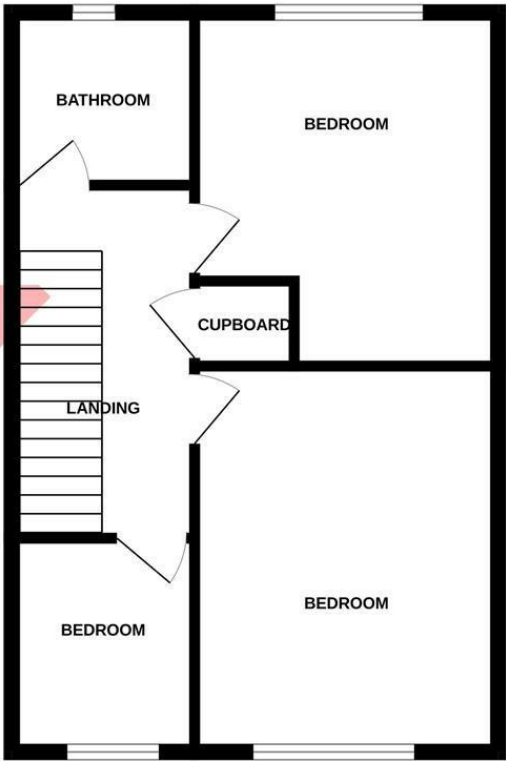
Area of patio with covering providing shelter, level area of lawn, fenced and walled boundaries, rear gated access.



GROUND FLOOR



1ST FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		