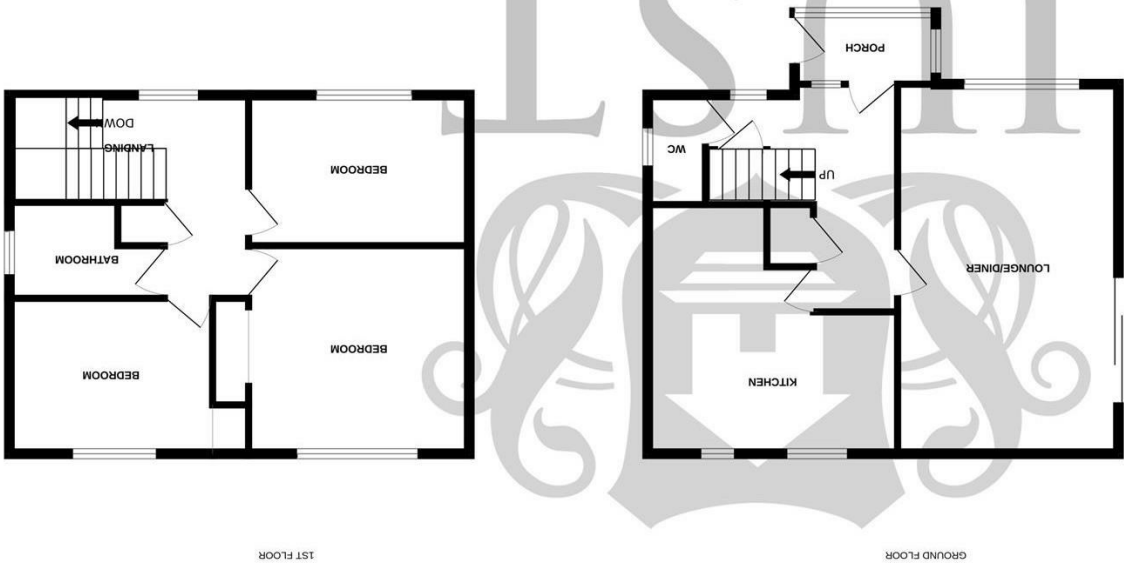
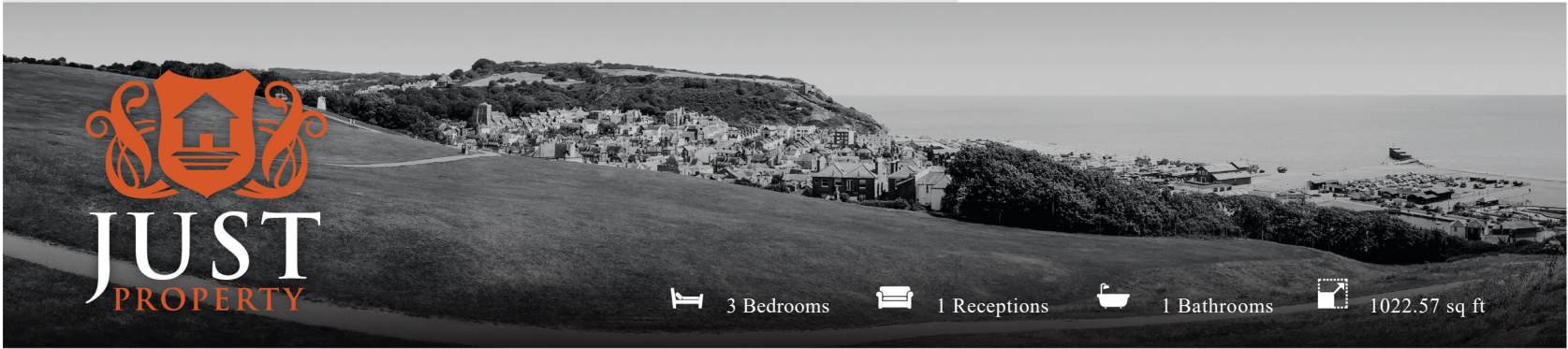




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		64
Potential		85



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215, Hollington Old Lane, St Leonards On Sea, TN38 9DS



Freehold

£469,000





Freehold

£469,000

3 Bedrooms 1 Reception 1 Bathrooms 1022.57 sq ft

PROPERTY DETAILS

PLANNING PERMISSION for development, offering exciting potential for expansion or reconfiguration. HS/PIP/24/00855

This spacious and beautifully presented three-bedroom detached home, located on Hollington Old Lane in St Leonards, offers an excellent opportunity for modern family living. With its generous layout and high-quality finishes, this property is ideal for those seeking both comfort and practicality in a sought-after location.

Upon entering the property, you are welcomed by an entrance porch leading into the hallway, which provides access to the spacious 20' x 12' lounge/diner — a standout feature of the home. This generously sized, open-plan living and dining area offers ample space for both relaxing and entertaining, enhanced by large windows that flood the room with natural light. From here, doors open out onto a substantial patio and garden, perfect for outdoor living.

To the rear of the property is a well-appointed kitchen, featuring ample storage and generous worktop space. A convenient downstairs WC adds further practicality to the ground floor layout.

Upstairs, the property boasts two spacious double bedrooms & principle bedroom, each filled with natural light and offering ample space for furnishings. The master bedroom provides a peaceful retreat, while the other two bedrooms are also generously sized. The family bathroom, located on this floor, is finished to a high standard with modern fixtures and fittings.

The home benefits from an integral garage, providing additional storage as well as an off-road parking space to the front of the property.

Situated in a prime location, the property is within easy reach of local amenities, transport links, and schools, making it an ideal choice for families or those seeking a convenient, peaceful setting.

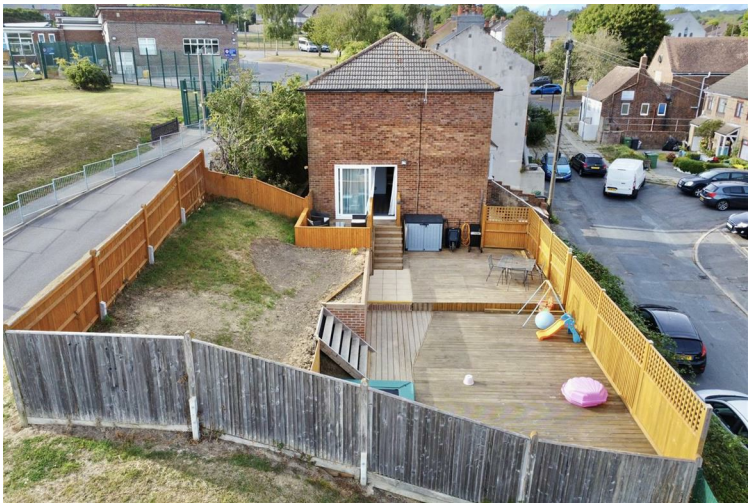


ROOM DIMENSIONS

Entrance Porch	Bedroom
Front Door	8'0" x 11'8" (2.44m x 3.57m)
Entrance Hall	Bedroom
Downstairs W.C	11'4" x 12'2" (3.47m x 3.73m)
Storage	Bedroom
Lounge/Diner	12'3" x 9'0" (3.74m x 2.75m)
20'7" x 12'2" (6.29m x 3.73m)	Large South East Facing Garden
Kitchen	Integral Garden
13'10" x 13'10" (4.22m x 4.22m)	
Stairs To First Floor	
First Floor Landing	
Storage	
Bathroom	
8'5" x 5'4" (2.59m x 1.65m)	

FEATURES

- Planning Approved For Additional Pair Of Semi-Detached 3 Bedroom Houses
- Detached Home
- Integral Garage
- Close To Local Amenities
- Generous Accommodation
- 20" x 12" Lounge/Diner
- Quality Finish Throughout
- Principle Bedroom & Two Additional Double Bedrooms
- UPVC Double Glazing
- Gas Central Heating



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.