PCM
ESTATE AGENTS

5 Oaklands Place, Hollington Park Road, St. Leonards-On-Sea, TN38 0SE

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Price £650,000

An exciting opportunity has arisen to acquire this FIVE DOUBLE BEDROOMED, BRAND NEW, EXECUTIVE STYLE DETACHED HOUSE located in a QUIET GATED cul-de-sac in a sought-after region of St Leonards. The house has been built to an EXCEPTIONAL STANDARD throughout and benefits from a 10 YEAR PROTEK WARRANTY in addition to an AIR SOURCE HEAT PUMP, HIGH LEVELS OF INSULATION and UNDERFLOOR HEATING throughout, having energy efficiency in mind.

The accommodation is deceptively spacious and arranged over two floors comprising a grand entrance hallway, living room, BESPOKE FITTED KITCHEN with FEATURE ISLAND being open plan to a GENEROUS DINING/ LIVING AREA with BI-FOLD DOORS leading out to the rear garden. The downstairs accommodation also comprises a FIFTH BEDROOM/ STUDY plus a UTILITY ROOM and DOWNSTAIRS WC, whilst to the first floor there are FOUR DOUBLE BEDROOMS all with built in wardrobes and the master boasting its own LUXURY EN SUITE and WALK-IN-WARDROBE in addition to the main family bathroom.

Externally the property boasts a PRIVATE REAR GARDEN, predominantly level and considered family friendly, whilst to the front there is a block paved driveway providing OFF ROAD PARKING and an ELECTRIC CAR CHARGING POINT.

This BRAND NEW GATED DEVELOPMENT is conveniently located within a sought-after part of St Leonards and is considered to be within easy reach of local schooling facilities, the seafront and central St Leonards with its range of shops, bars and restaurants in addition to Warrior Square and Hastings mainline railway stations.

This property is an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR
Leading to:

ENTRANCE HALLWAY
Spacious with stairs rising to the first floor accommodation, under stairs storage area, Karndean herringbone flooring, cloaks cupboard, wall mounted thermostat control.

DOWNSTAIRS WC
Dual flush wc, floating wash hand basin with tiled splashback having storage below and extractor fan.

LOUNGE
18'2 x 12'11 (5.54m x 3.94m)
Double glazed window to front aspect, wall mounted thermostat control, television points, double doors to:

DINING-SITTING ROOM
20'9 x 14'8 (6.32m x 4.47m)
Bi-fold doors to rear aspect leading out to the garden, Karndean herringbone flooring throughout, television point, wall mounted thermostat control, open plan to:

KITCHEN
16'5 x 14'8 (5.00m x 4.47m)
Luxury & bespoke comprising a comprehensive range of eye and base level units and feature island with breakfast bar with quartz worksurfaces, four ring induction hob with extractor above and one & ½ bowl inset sink with mixer tap, range of integrated appliances including oven, microwave, full height fridge & freezer, integrated bin, herringbone Karndean flooring throughout, double glazed window to rear aspect, doorway to:

UTILITY ROOM
9'8 x 5'8 (2.95m x 1.73m)
Further eye and base level units with quartz worksurfaces over, space and plumbing for washing machine, space for tumble dryer, inset sink with mixer tap, wall mounted thermostat control, double glazed door to side aspect leading out to the garden.

STUDY/ BEDROOM FIVE
12'7 x 9'8 (3.84m x 2.95m)
Double glazed window to front aspect, wall mounted thermostat control, television point, large storage cupboard housing the pressurised water tank and fuse board.

FIRST FLOOR LANDING
Loft hatch, wall mounted thermostat control, double glazed window to front aspect, storage cupboard.

BEDROOM
13'6 x 12'11 (4.11m x 3.94m)
Double glazed window to front aspect, television point, wall mounted thermostat control, leading to:

WALK IN WARDROBE
6'7 x 6'10 (2.01m x 2.08m)
Providing ample space for storing clothing.

EN SUITE
8'10 x 6'3 (2.69m x 1.91m)
Luxury suite comprising a walk in double shower with rainfall style shower attachment, floating wash hand basin with storage below, dual flush wc, part tiled walls, matching tiled flooring, extractor fan, double glazed obscured window to side aspect.

BEDROOM
12'9 x 10'4 (3.89m x 3.15m)
Built in wardrobes, double glazed window to rear aspect, wall mounted thermostat control, television point.

BEDROOM
11'11 x 10'4 (3.63m x 3.15m)
Built in wardrobe, double glazed window to front aspect, wall mounted thermostat control, television point.

BEDROOM
13'6 x 11'9 (4.11m x 3.58m)
Built in wardrobe, double glazed window to front aspect, wall mounted thermostat control, television point.

BATHROOM
8'9 x 7'2 (2.67m x 2.18m)
Walk in shower with rainfall style shower attachment and shower screen, separate panelled bath with mixer tap, dual flush wc, floating wash hand basin with storage below, chrome ladder style radiator, part tiled walls, matching tiled flooring, extractor fan, double glazed obscured window to rear aspect.

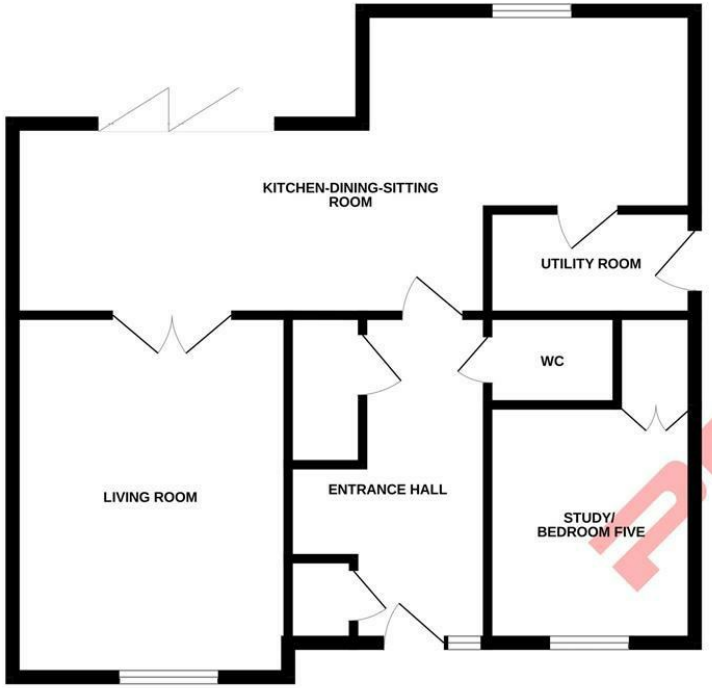
GARDEN
The property enjoys a corner plot garden which is predominantly level and is considered family friendly being laid to lawn with a patio area ideal for seating and entertaining, enclosed fenced boundaries, exterior power point, exterior lighting, outside water tap, side access to the front of the property, storage/ bike shed.

OUTSIDE - FRONT
Block paved driveway providing off road parking for multiple vehicles, electric vehicle charging point, exterior lighting, area of lawn, fenced and hedged boundaries.

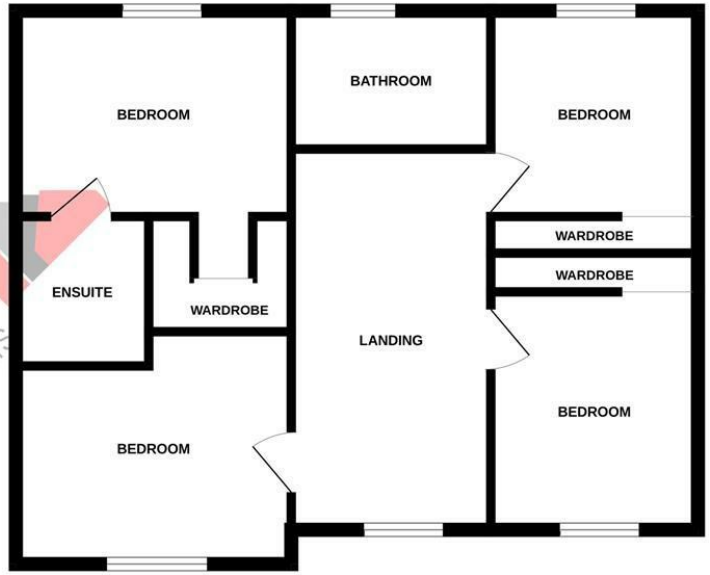
Council Tax Band: New Build

OAKLANDS
PLACE

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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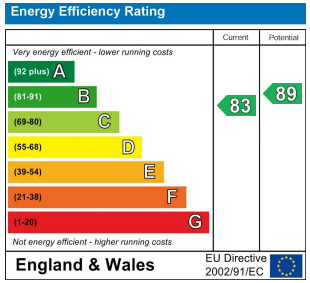

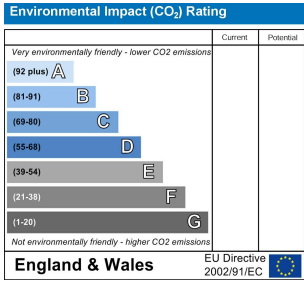

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