



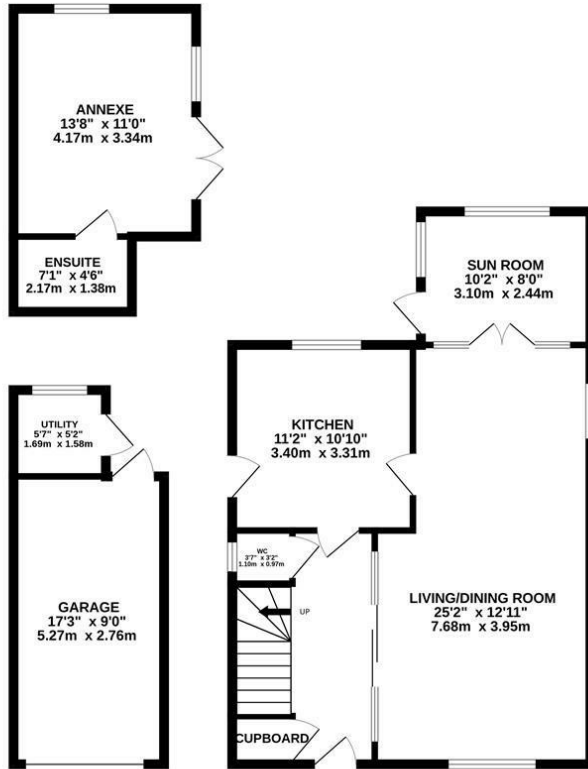
Hollinghurst Road, St. Leonards-On-Sea TN37 7JP

Offers in excess of £420,000

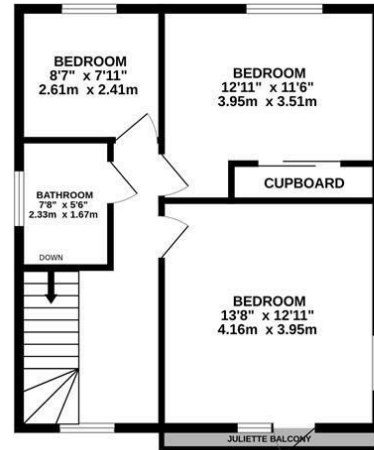


A spacious THREE BEDROOM house with an ANNEXE, GARAGE and OFF ROAD PARKING. It's ideally located close to popular Primary and Secondary Schools, within easy reach of transport links and the Conquest Hospital. Accessed via a bright entrance hall, the accommodation here is arranged as an OPEN PLAN LIVING/DINING ROOM which enjoys a DUAL ASPECT with double doors leading to the SUN ROOM and REAR GARDEN. The MODERN FITTED KITCHEN is adjacent and benefits from access to the garden and HANDY UTILITY ROOM. There is also a SEPARATE WC located on this floor. The THREE DOUBLE BEDROOMS are positioned on the upper floor, with the primary enjoying a JULIETTE BALCONY, together with the FAMILY BATHROOM with bath and shower over. The SELF CONTAINED ANNEXE is located at the rear of the property and benefits from an OPEN PLAN LIVING AREA and ensuite. Externally, the rear garden offers an area of patio, offering the perfect spot to dine alfresco, followed by an EXPANSE OF LAWN. Whilst to the front of the property, there is a GARAGE and OFF ROAD PARKING for multiple vehicles. Ideally located, this property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1532 sq.ft. (142.3 sq.m.) approx.

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.
Made with Metropix ©2026

