



Hollinghurst Road, St. Leonards-on-Sea, TN37

£750,000

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The front door leads you into the central hallway that divides the house into two distinct sections, with the stairwell leading directly to the landing.

There is a triple aspect study which is ideal as an office or separate living area. with patio doors leading onto a terrace area that in turn leads to the side, secret garden. The study also has a fireplace that could be refurbished.

The living room is a good size with a further fireplace and has been opened up to incorporate the conservatory with UPVC patio doors opening onto the terrace area.

Downstairs w/c

The kitchen was recently renovated with a range of white units and black work surface, there is ample space for a dining table and benefits from an island with blackworktop and fitted stainless steel wine fridge. There is a fitted oven and microwave, fitted dishwasher, stainless steel sink,. The kitchen is double aspect, with a bay window on the front aspect and patio doors out onto the rear terrace.

Off the kitchen, is a separate utility area, with a range of units and plumbing for white goods, window over the garden and access out onto the terrace, from the utility room one can also access the fifth bedroom making this section of the house ideal as a contained annexe that also forms part of the house.

Turning right at the landing and at the end of the hallway is a large double bedroom with double aspects windows on the front and rear aspect with in-built storage wardrobes. The en-suite has been fully tiled, with a walk-in shower, inset bath and sink with surrounding units and fitted mirror and spotlights along with a w/c

The second double bedroom is on the rear aspect with en-suite

The third bedroom, double with en-suite

The main bedroom, large double bedroom with double aspect windows at the front and the back with ensuite recently renovated, laminate flooring, wall tiles, walk-in shower and bath, stainless steel towel radiator, white sink and w/c vanity unit with fitted mirror and spotlights

Family bathroom, fully tiled with bath and shower attachments. Sink and w/c

Garden

Beautiful victorian terrace with white balustrade overlooking the large lawn area, and patio. There is a separate garden area to the side and a detached garage and large outbuilding perfect for a gym, treatment room, play area or office.

2356 sq ft home

456 sq of detached garages

599 sq ft summer house

Five bedrooms

In and out driveway

Terrace

Four ensuites and one family bathroom

Two living rooms

Doors out from kitchen to terrace

Potential for small annexe

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- Terrace
- Two living rooms
- Four ensuites and one family bathroom
- 2356 sq ft home
- In and out driveway
- Five bedrooms
- 599 sq ft summer house
- 456 sq of detached garages
- Doors out from kitchen to terrace





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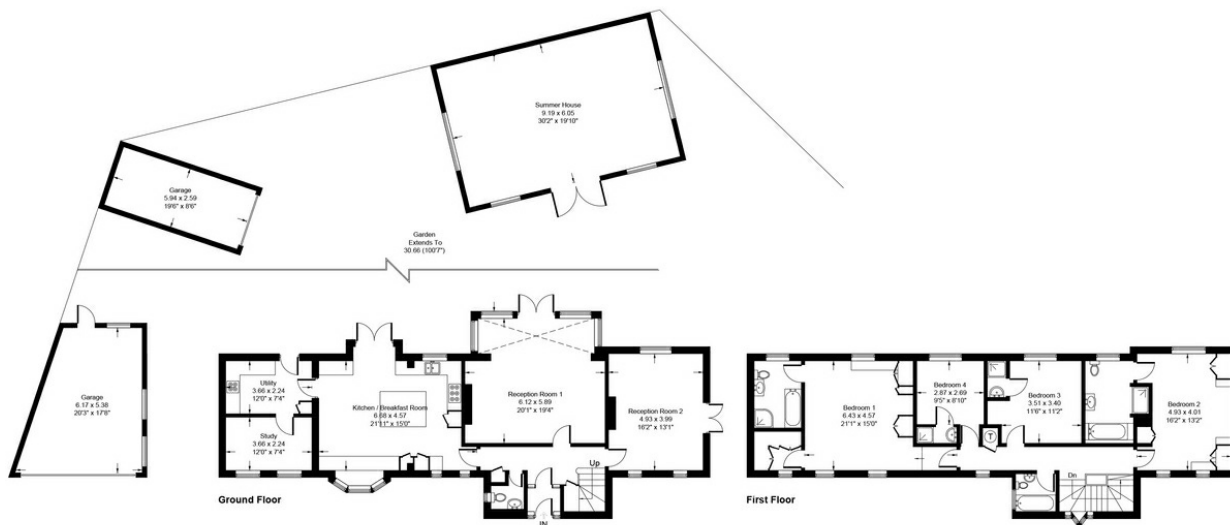
4 Hollinghurst Road, TN37

Approximate Gross Internal Area = 218.9 sq m / 2356 sq ft

Garages = 42.4 sq m / 456 sq ft

Summer House = 55.7 sq m / 599 sq ft

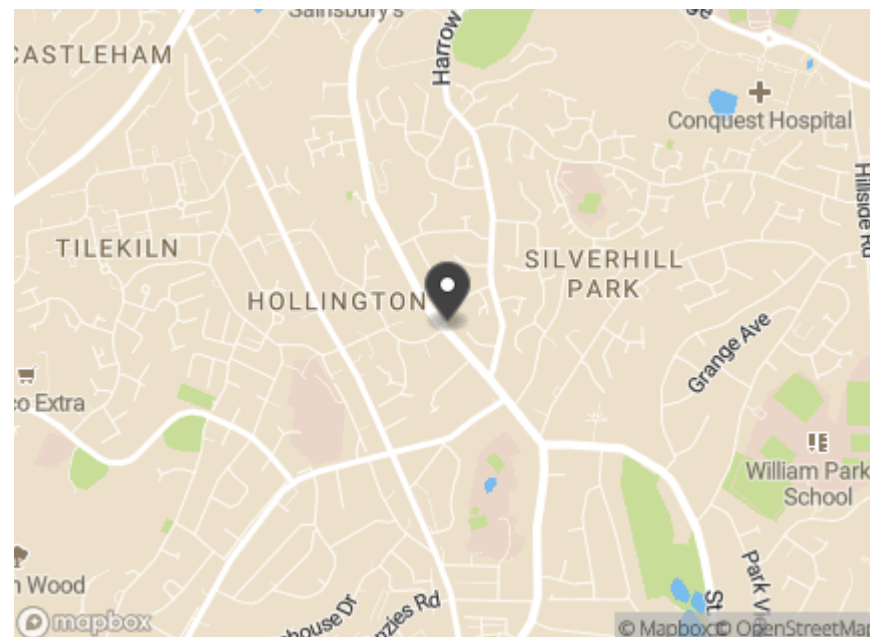
Total = 317.0 sq m / 3411 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	71	80		67	77
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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