



OAKFIELD



Hollington Old Lane, St. Leonards, TN38 9DS

Price Guide £489,000



**Hollington Old Lane, St.
Leonards, TN38 9DS**

This well-proportioned and immaculately presented three-bedroom detached home, situated on Hollington Old Lane in St Leonards, offers an excellent opportunity for modern family living. Combining a generous layout with stylish finishes throughout, the property is ideally suited to buyers seeking both comfort and practicality in a desirable location.

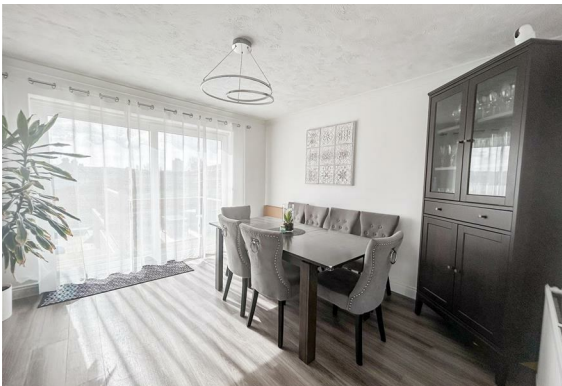
A key feature of this home is the granted planning permission (Ref: HS/PIP/24/00855), which relates to the adjacent land and allows for the erection of a minimum of one and up to two dwellings. This provides exciting scope for future development or investment potential, and significantly enhances the overall appeal of the property.

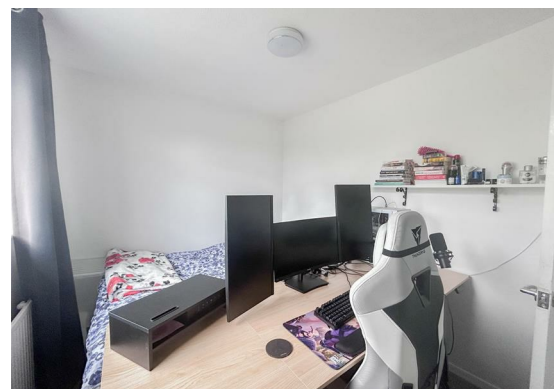
The property is entered via an enclosed porch leading into a welcoming hallway. From here, you access the impressive 20' x 12' lounge/diner – a real focal point of the home. This bright and spacious open-plan living area is ideal for both everyday living and entertaining, with large windows allowing an abundance of natural light. Doors from the dining area open directly onto a generous patio and rear garden, creating a seamless indoor-outdoor living space.

To the rear, the kitchen is well-equipped with ample storage and extensive worktop space, catering to all practical needs. A convenient ground floor WC further enhances the functionality of the layout.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom offering a peaceful and comfortable retreat. The remaining bedrooms are also generous in size and benefit from plenty of natural light. The family bathroom is finished to a high standard, featuring modern fixtures and fittings.

Additional benefits include an integral garage, ideal for storage, along with off-road parking to the front of the property.





Lounge/Diner

20'8" x 12'3" (6.30m x 3.73m)

Kitchen

13'10" x 13'10" (4.22m x 4.22m)

WC

Bedroom One

12'3" x 11'5" (3.73m x 3.48m)

Bedroom Two

12'3" x 9'0" (3.74m x 2.75m)

Bedroom Three

11'9" x 8'0" (3.58m x 2.44m)

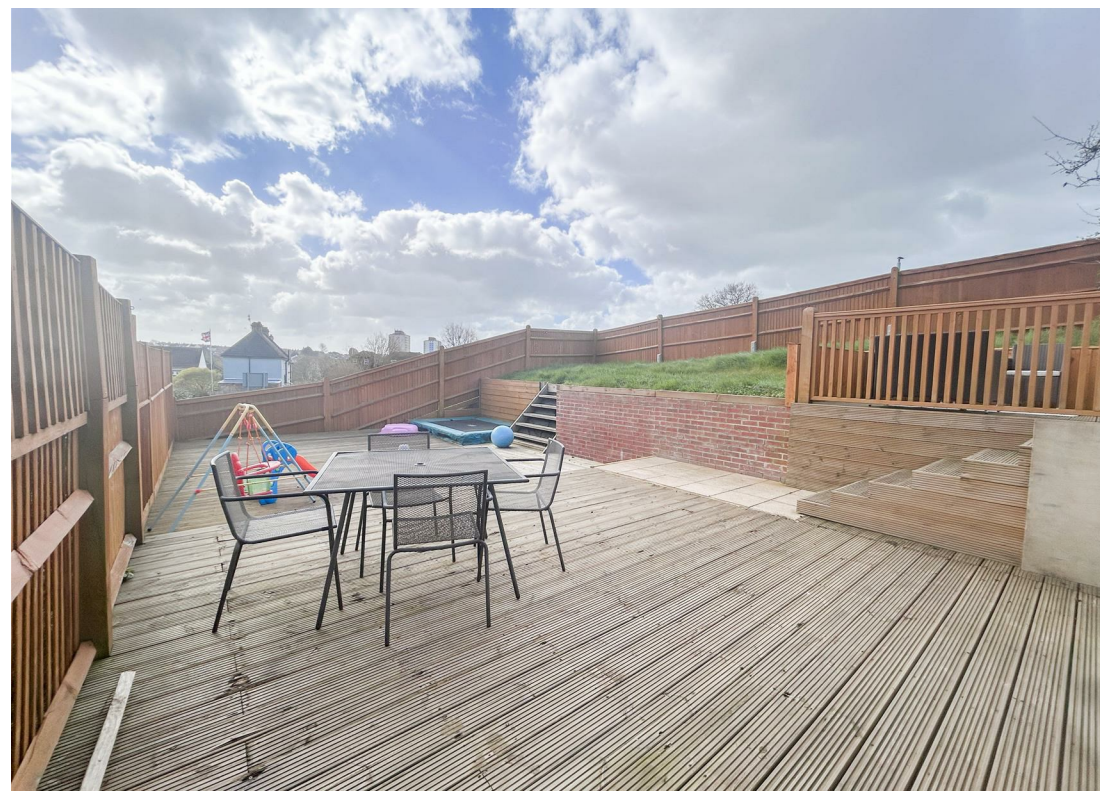
Bathroom

8'6" x 5'5" (2.59m x 1.65m)

Garage

20'0" x 11'5" (6.10m x 3.48m)

Council Tax Band C - £2,379.19 Per Annum



Floor Plan

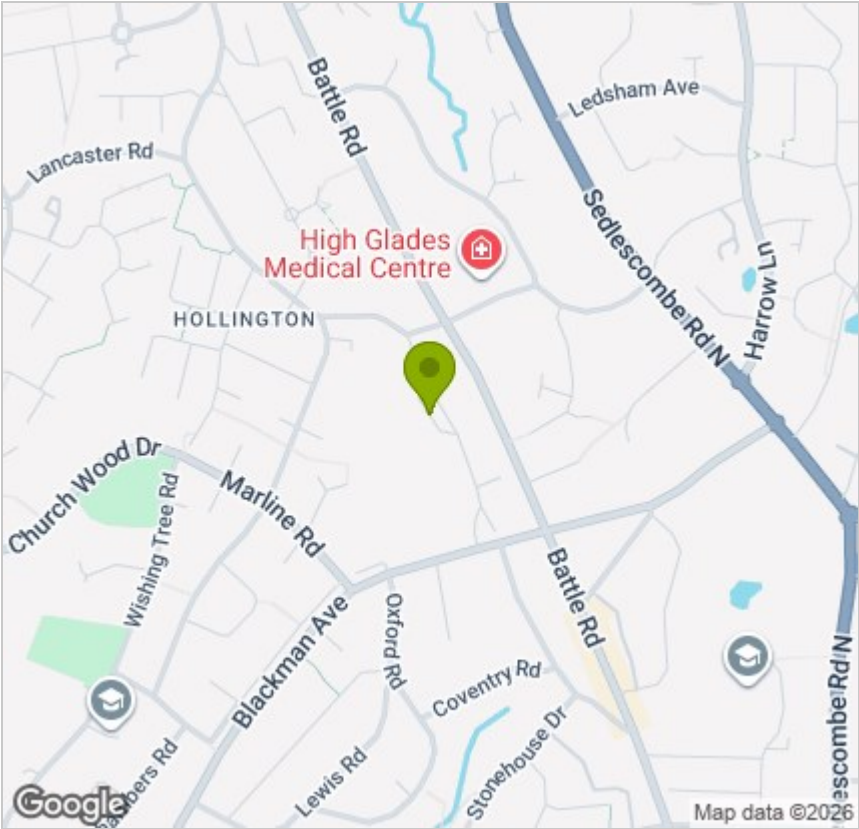


Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

