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6 Oaklands Place, Hollington Park Road, St Leonards-on-Sea,  
 East Sussex TN38 0SE

**price £700,000**  
**freehold**

An impressive brand new detached 4/5 bedroom house that occupies a gated development of just 8 houses in a favoured part of town. The property enjoys an elevated location with lovely rural views, large garden and the benefit of a 10 year Protek warranty.

- Brand New Detached House
- High Specification Rural Views
- 4/5 Bedrooms  
10 Year Protek Warranty
- Garden

## Description

6 Oaklands Place occupies a new development by DBL Developments, set in a favoured part of town off Hollington Park Road, the property is approached over a private estate road with gated entrance. The house is finished to an exacting standard with a high specification and the benefit of a 10 year Protek warranty. The well designed accommodation is arranged around a large reception hall with Karndean flooring. There is a stunning open plan kitchen/living/dining area with bi-fold doors that open onto the gardens. The kitchen is arranged around a central island and is fitted with a list of top of the range integrated appliances. There are two reception rooms, one that could be used as a bedroom. There is also a utility room and to the first floor is a luxurious master bedroom suite with walk-in dressing room and en-suite and three further bedrooms with separate family bathroom. Finished to an exacting standard, the property presents attractive brick elevations with cedar cladding and UPVC double glazing. Enjoying all the latest refinements the property benefits from high levels of insulation with under floor heating through both the ground and first floor. There is a large area of driveway to the front, planted garden and to the rear a patio and level lawn and the house benefits from an outside tap, power points and electric car charging point.

## Directions

From Battle Road B2159. Proceed south turning into Sedlescombe Road South which leads into The Green. Turn right into Hollington Park Road and left into Hollington Park Close.

What3Words:///save.pump.paths

## THE ACCOMMODATION COMPRISES

Panelled and glazed door with outside lighting to

## RECEPTION HALL

17' 1" x 7' 3" (5.21m x 2.21m) with recessed lighting, stairs rising to first floor landing with understairs cupboard, separate cupboard.

## CLOAKROOM

5' 3" x 3' 10" (1.60m x 1.17m) fitted with concealed cistern wc and wash hand basin with mixer tap.

## STUDY/BEDROOM

12' 7" x 9' 7" (3.84m x 2.92m) with window to front and cupboard housing the water tank.

## KITCHEN

22' 5" x 14' 7" (6.83m x 4.45m) with window taking in views of the garden and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with intergrated dishwasher, bin store, fridge and freezer. There is a fitted double oven and a large area of quartz working surface incorporating a 1 1/2 bowl sink with etched drainer and mixer tap and a 5 ring ceramic hob with extractor above. The kitchen is arranged around a breakfast bar and opens into the

## LIVING/DINING AREA

16' 5" x 14' 8" (5.00m x 4.47m) with bi-fold doors to patio, provision for telephone point.

From the kitchen double doors open through to

## LIVING ROOM

16' 3" x 13' 0" (4.95m x 3.96m) (also accessed from the hallway) with window to front, provision for wall mounted television.

## UTILITY ROOM

9' 8" x 5' 8" (2.95m x 1.73m) with glazed door to side and fitted with a further range of base and wall mounted units with spaces and plumbing for appliances, quartz working surface and stainless steel sink with mixer tap and drainer.

## FIRST FLOOR LANDING

with loft access, airing cupboard with slatted shelves.

## BEDROOM

13' 7" x 11' 10" (4.14m x 3.61m) with window taking in sea views, tv point and cupboard with hanging and shelving.

## BEDROOM

11' 10" x 10' 5" (3.61m x 3.17m) with window to front, double cupboard with hanging and shelving, wall mounted tv point.

## BEDROOM

12' 10" x 10' 4" (3.91m x 3.15m) with window to rear, double wardrobe with hanging and shelving, wall mounted tv point.

## FAMILY BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m) with obscured window to rear and fitted with a white panelled bath with centre taps, vanity sink unit with mixer tap, heated towel rail to side, corner glazed shower with tiled enclosure, low level wc.



## MASTER BEDROOM

13' 7" x 13' 0" (4.14m x 3.96m) with window to rear, wall mounted tv point.

## DRESSING ROOM 7' 0" x 7' 0" (2.13m x 2.13m)

EN-SUITE 8' 8" x 5' 5" (2.64m x 1.65m) with obscured window to side, recessed lighting, tiled flooring and fitted with a concealed cistern wc, vanity sink unit with mixer tap and tiled enclosed shower with glazed screen.



## OUTSIDE

The property is approached over a block paved driveway that provides ample parking and turning with areas of lawn being post and rail fence enclosed. Access is given to the side and rear with a paved pathway that wraps around to rear where there is a patio and an area of lawn with a bin stores, external lighting and power point.

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.