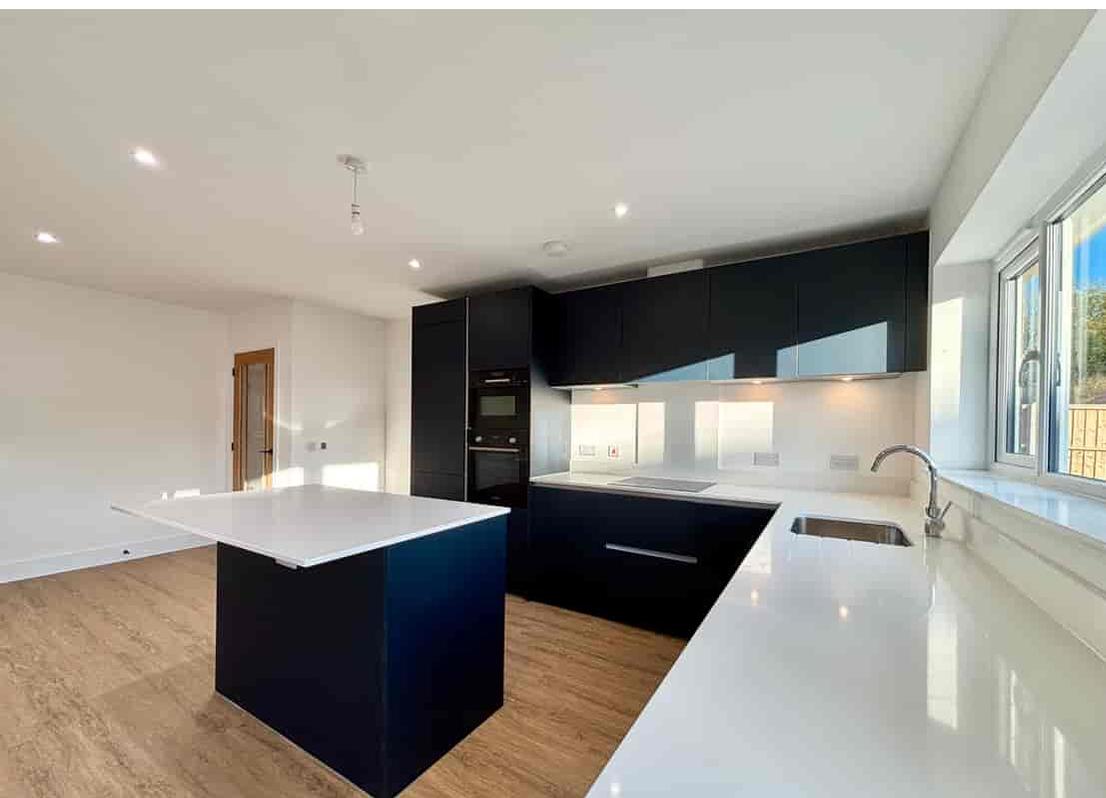




Plot 3 Hollond Road, St Leonards on Sea, East Sussex, TN38 9DF

Exclusive New Build - Five Bedroom Detached Family Home Within A Private Setting £525,000 - Freehold





Introducing a stunning five-bedroom detached family home nestled in the highly sought-after and tranquil West St Leonards area of St Leonards on Sea. Positioned within a quiet setting and offering charming woodland views, this exclusive new build property provides the perfect blend of modern living and serene surroundings. Sold with no onward chain, this exceptional home is ready for you to move in and enjoy immediately.

This thoughtfully designed residence boasts spacious and versatile accommodation spread across two floors, making it perfect for families of all sizes. At the heart of the home lies a superb open plan kitchen, diner, and family room. The high specification kitchen is fitted with integrated appliances and elegant quartz worktops, creating an inviting space where cooking and socialising come naturally. Two generous reception rooms offer flexible living options, ideal for relaxing or entertaining guests. The master bedroom is a particular highlight, featuring built-in fitted wardrobes and a luxurious en-suite bathroom, providing a private sanctuary for homeowners. Four further well-appointed bedrooms give ample space for family members, guests, or home working needs, complemented by three additional stylish bathrooms, ensuring comfort and convenience for all.

Outside, the property benefits from a private south-facing rear garden, perfect for enjoying sunny afternoons or hosting alfresco gatherings in a secluded setting. The peaceful woodland backdrop enhances the sense of privacy and tranquillity, creating a delightful outdoor retreat. Off-road parking is a breeze with a single garage and block paved driveway, offering ample space for multiple vehicles. Located within a highly desirable residential area, this exclusive new build home is just a short drive from local amenities, schools, and coastal attractions. The quiet surroundings combined with excellent transport links make it an ideal choice for families seeking a comfortable and convenient lifestyle. Internal viewing is highly recommended to fully appreciate the quality of fixtures, fittings, and generous living spaces that this exceptional property has to offer. Early interest is encouraged to avoid disappointment in this sought-after location.

Please note there is an estimated annual service charge of £600 per annum for the upkeep and maintenance of communal grounds and roads.



Approx Gross Internal Area
158 sq m / 1699 sq ft



Ground Floor
Approx 82 sq m / 888 sq ft

First Floor
Approx 75 sq m / 810 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 5
Receptions: 2
Council Tax:
Parking Types: Driveway. EV Charging. Garage.
Heating Sources: Air Source Heat Pump.
Electricity Supply: Mains Supply.
EPC Rating: B (81)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Wide doorways.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing, we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Situated in a very sought after and convenient location of St Leonards, close to local shops, supermarkets and excellent public transport facilities including regular bus routes and St Leonards Warrior Square mainline train station. Positioned on the periphery of a bustling central St Leonards location just a short walk away offers excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Exclusive New Build Detached Family Homes For Sale
 - Single Garage & Block Paved Off-Road Parking
- High Spec Kitchen Inc Integrated Appliances & Quartz Worktops
 - Private South Facing Rear Garden
- Master Bedrooms With Fitted Wardrobes & En-Suite
- Open Plan Kitchen/Diner/Family Room
 - Woodland Views & A Quiet Setting
- Sought After Residential Location Within West St Leonards
 - Sold With No Onward Chain
 - Internal Viewing Highly Recommended