



The Gate House,  
Hollington Park Close,  
St Leonards-on-Sea,  
East Sussex,  
TN38 0SQ



## 3A Hollington Park Close

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, detached garage and the benefit of a 10 year Protek warranty.

### Features

BRAND NEW DETACHED HOUSE

4/5 BEDROOMS

HIGH SPECIFICATION

LARGE GARDEN

DETACHED GARAGE

10 YEAR PROTEK WARRANTY

RURAL VIEWS



### Description

The Gate House occupies Oaklands Place which is 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 and panelled walls. 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 extensive patio with landscaped garden and provision for a detached studio/home office with water and services already laid on. The house benefits from an outside tap, power points and electric car charging point, as well as a single garage with electric up-and-over door.

### 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.



### **THE ACCOMMODATION**

With approximate room dimensions comprises external lighting with panel and glazed doors through to

### **RECEPTION ROOM**

17' 1" x 7' 1" (5.21m x 2.16m) With stairs rising to first floor landing, cupboard with shelving.

### **BEDROOM/STUDY**

12' 4" x 9' 10" (3.76m x 3.00m) With window to the front, cupboard housing pressurised tank and fuse board.

### **LIVING ROOM**

18' 2" x 13' 0" (5.54m x 3.96m) With large window to front and central brick fireplace with oak bressumer beam and tiled hearth, provision for wall mounted television.

### **WC**

Part tiled and fitted with a high cistern Burlington WC and vanity sink unit with part tiled walls.

### **KITCHEN**

16' 6" x 14' 7" (5.03m x 4.45m) With window taking in views of the garden, fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated bin store, dishwasher, fridge and separate freezer with a double oven, single oven and an extensive area of Quartz working surface and incorporating a one and a half bowl sink with mixer tap and drainer and five burner ceramic hob with extractor hood above. The kitchen island provides a breakfast bar and opens into the

### **LIVING ROOM/DINING ROOM**

20' 7" x 14' 9" (6.27m x 4.50m) With bi-fold doors to patio and garden.

### **UTILITY ROOM**

9' 10" x 5' 8" (3.00m x 1.73m) With glazed door to side, fitted with a range of base and wall mounted units with space and plumbing for appliances, additional Quartz working surface, acrylic sink with mixer tap.

### **FIRST FLOOR LANDING**

Airing cupboard with slatted shelving, window to front, loft access.

### **BEDROOM**

12' 9" x 10' 4" (3.89m x 3.15m) With window to rear, double wardrobe with hanging and shelving.





#### **MAIN BEDROOM**

13' 7" x 13' 0" (4.14m x 3.96m) With window to rear, provision for wall mounted television, door through to

#### **DRESSING ROOM**

6' 9" x 6' 8" (2.06m x 2.03m) A complete range of hanging and shelving with down lighters and chest of drawers.

#### **EN-SUITE**

8' 10" x 6' 5" (2.69m x 1.96m) With obscured window to side, large tiled shower enclosure, vanity sink unit, low level wc, heated towel rail.

#### **FAMILY BATHROOM**

8' 9" x 7' 1" (2.67m x 2.16m) With obscured window to the rear, tiled floor, part tiled walls and fitted with a corner glazed shower with fixed and hand held shower, vanity sink unit with heated towel rail to side, low level wc, panelled bath with centre tap.

#### **BEDROOM**

12' 0" x 10' 4" (3.66m x 3.15m) With window taking in far reaching views, large wardrobe cupboard with hanging and shelving.



#### **BEDROOM**

13' 7" x 11' 9" (4.14m x 3.58m) With window to front taking in far reaching views, large double wardrobe with hanging and shelving.

#### **NOTE**

The loft space offers potential for conversion and the materials for conversion are already located within the loft space and are included within the sale.

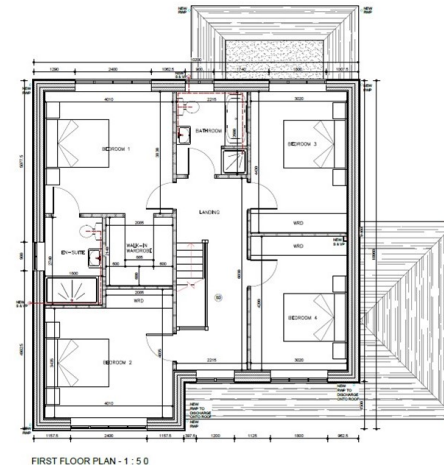
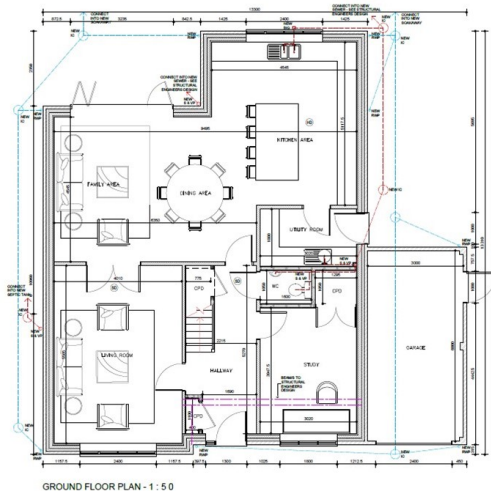
#### **OUTSIDE**

To the front is an area of block paved driveway that provides ample parking and turning. The front garden is post and rail fence enclosed with an area of lawn. External power point.

The gardens wrap around the side and rear of the property with a large area of paved patio. A hardstanding provides connection for drainage and water for a summerhouse. The garden is predominantly laid to lawn and is fence enclosed.

#### **GARAGE**

19' 2" x 9' 9" (5.84m x 2.97m) With power and light and glazed door to side.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | 89        |
| (81-91)                                     | <b>B</b> | 82                      |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

