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Plot 5 Oaklands Place, Hollington Park Road, St Leonards-on-Sea,  
 East Sussex TN38 0SE

**£725,000**

**freehold**

A wonderful opportunity to acquire a brand new 4/5 bedroom detached family home in a select gated development of just 8 houses in a favoured part of the town. The property enjoys an elevated location with attractive views, large garden and the benefit of a 10 year Protek warranty.

Brand New Home  
 Gated Development

Open Plan Kitchen/Living  
 Area

4/5 Bedrooms  
 10 Year Protek Warranty

1/2 Reception Rooms  
 Attractive Views

## Description

Plot 5 is the latest house to be released at Oaklands Place by DBL Developments. Set in a favoured part of the town and approached over a private estate road with a gated entrance, the house is finished to an exacting standard and benefits from a 10 year Protek warranty. The well designed accommodation is arranged around a large reception hall with Karndean flooring and to the rear 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 fully fitted with luxurious top of the range appliances. There are two reception rooms as well as a utility room and to the first floor is a luxurious family bathroom and four double bedrooms, the master enjoying a walk in dressing room and en-suite. Finished to an exacting standard the property presents attractive brick elevations with cedar cladding and UPVC double glazing. Built to the latest standards the house benefits from high levels of insulation with underfloor heating to both the ground and first floor. There is a good area of block paved driveway to the front and a large garden that extends out to one side and wraps around to the rear with a paved patio, outside tap and electric car charging point. Viewing is highly recommended.

## Directions

From The Green turn into Hollington Park Road and turn left at the first corner which leads down to the development.

What3Words:///about.juices.discouraged

## THE ACCOMMODATION COMPRISES

A panelled door with outside light to

## RECEPTION HALL

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

## LIVING ROOM

18' 3" x 13' 0" (5.56m x 3.96m) with large window to front, provision for wall mounted television, part glazed double oak doors opening through to

## KITCHEN/LIVING/DINING AREA.

LIVING/DINING AREA measures 20' 9" x 14' 9" (6.32m x 4.50m) with bi-fold doors opening onto the patio and garden, herringbone flooring throughout and a wide opening leading through to the

KITCHEN/BREAKFAST ROOM measures 16' 6" x 14' 8" (5.03m x 4.47m) with window to rear, recessed lighting and fitted with a comprehensive range of shaker style base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated full height fridge and freezer, oven, microwave and bin store, all arranged around a centre island with an extensive area of quartz working surface incorporating a 4 ring induction hob with extractor fan above and a 1 1/2 bowl enamel sink with etched drainer.

## UTILITY ROOM

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

## CLOAKROOM

fitted with a vanity sink unit with mixer tap and tiled splash-back and a concealed cistern wc.

## STUDY/BEDROOM 5

12' 7" x 9' 8" (3.84m x 2.95m) with large cupboard housing the pressurized water tank and fuseboard.

## FIRST FLOOR LANDING

with large window taking in views, loft access with pull down loft ladder.

## BEDROOM

12' 7" x 10' 4" (3.84m x 3.15m) with window to front and double wardrobe cupboard with hanging and shelving.

## BEDROOM

13' 6" x 12' 0" (4.11m x 3.66m) with large window to front, double wardrobe with hanging and shelving.

## BEDROOM

12' 8" x 10' 4" (3.86m x 3.15m) with window to rear, double cupboard with hanging and shelving.

## MASTER BEDROOM

13' 7" x 13' 0" (4.14m x 3.96m) with large window to rear, provision for wall mounted television, walk in wardrobe measuring 6' 11" x 6' 0" (2.11m x 1.83m).



## EN-SUITE

8' 10" x 6' 2" (2.69m x 1.88m) with obscured window to side and fitted with a large tile and glazed shower enclosure with fixed and hand held shower attachments, vanity sink unit with mixer tap, concealed cistern wc and heated towel rail.

## FAMILY BATHROOM

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



## OUTSIDE

To the front is an area of block paved driveway with an electric car charging point. The rear garden is fence enclosed with a large level lawn and paved patio.



**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.