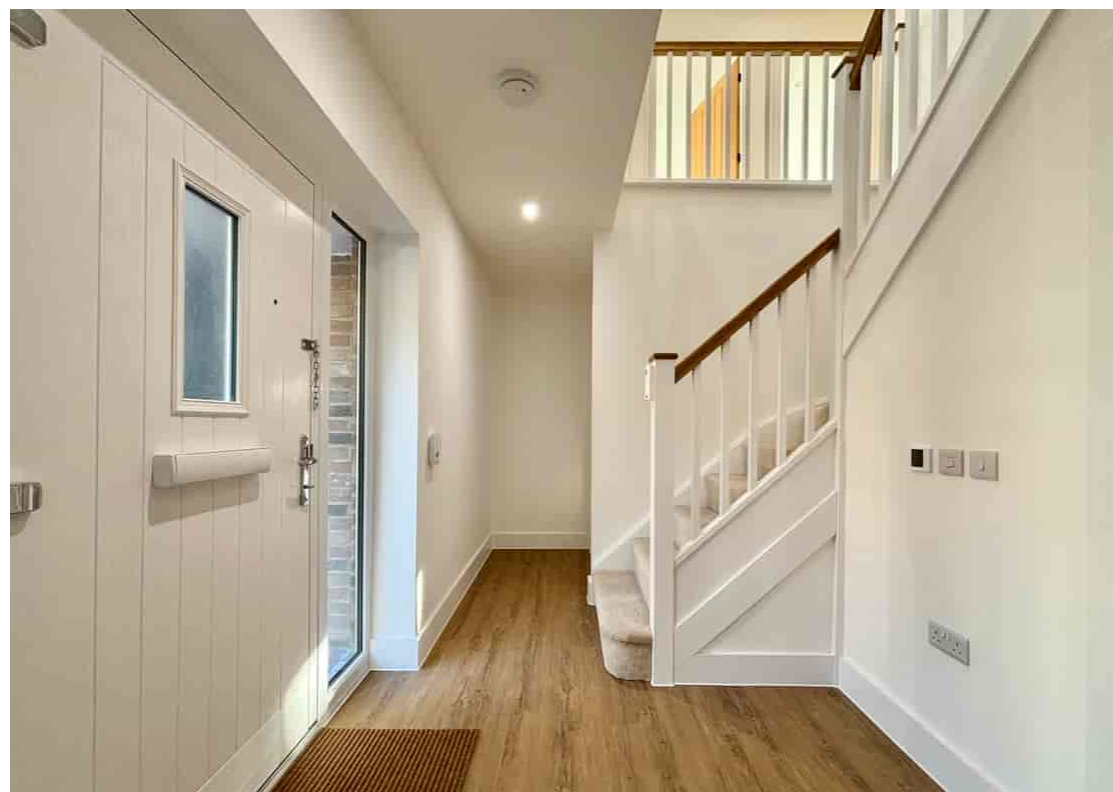




Plot 6 Hollond Road, St Leonards on Sea, East Sussex, TN38 9DF

Exclusive New Build - Four Bedroom Detached Family Home Within A Private Setting £550,000 - Freehold



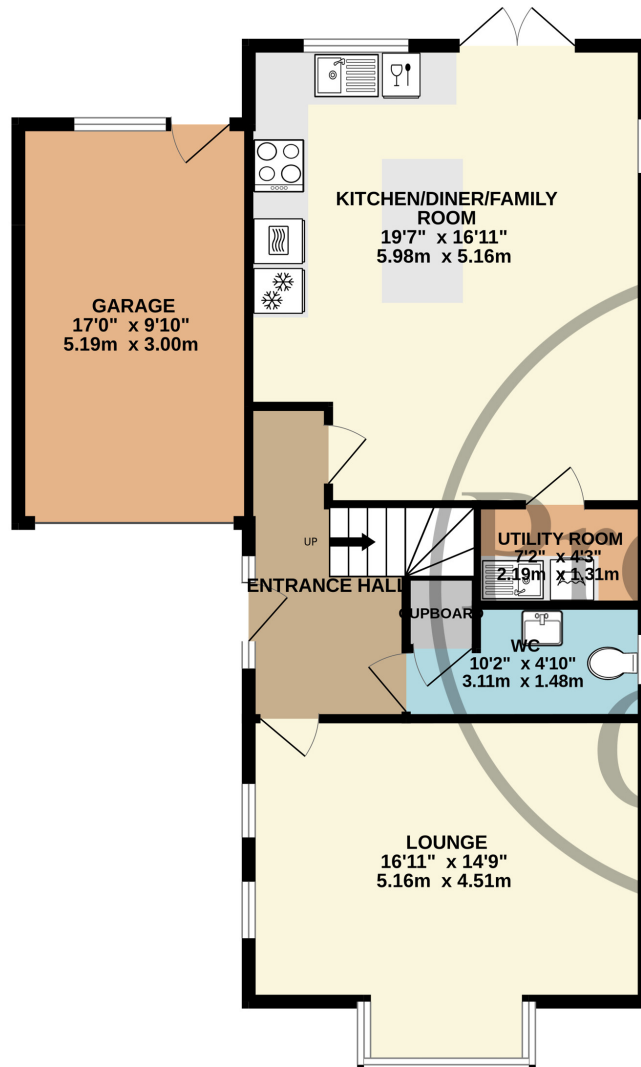


Property Cafe are delighted to present to the market this five bedroom, detached family home for sale set within an exclusive new development in West St Leonards. Accommodation and benefits include; A light & airy entrance hall giving access to all ground floor rooms; Spacious dual aspect lounge to the front of the property; Generous open plan kitchen/diner/family room, the kitchen being finished to a very high spec including quartz worktops and integrated appliances including, fridge/freezer, double oven, dishwasher and wine fridge; Separate utility room offering an additional sink and fitted washer/dryer; Ground floor WC. Upstairs consists of five well proportioned bedrooms, the master boasting and second bedroom benefitting from a fitted wardrobe and en-suite shower room; Family bathroom comprising of a bath with overhead shower attachment, wash basin & WC. Externally the house offers a private south facing rear garden, a single garage and off-road parking for multiple cars in addition to a electric vehicle charging point. Other benefits include; Under floor heating to the ground floor, air source pump making the house extremely economical, excellent finish throughout, freehold, pleasant views into woodland and a secure entrance to the site with electric bollards including extra visitors parking. Sold with no onward chain and ready to move into with immediate effect, we recommend you view at your earliest convenience.

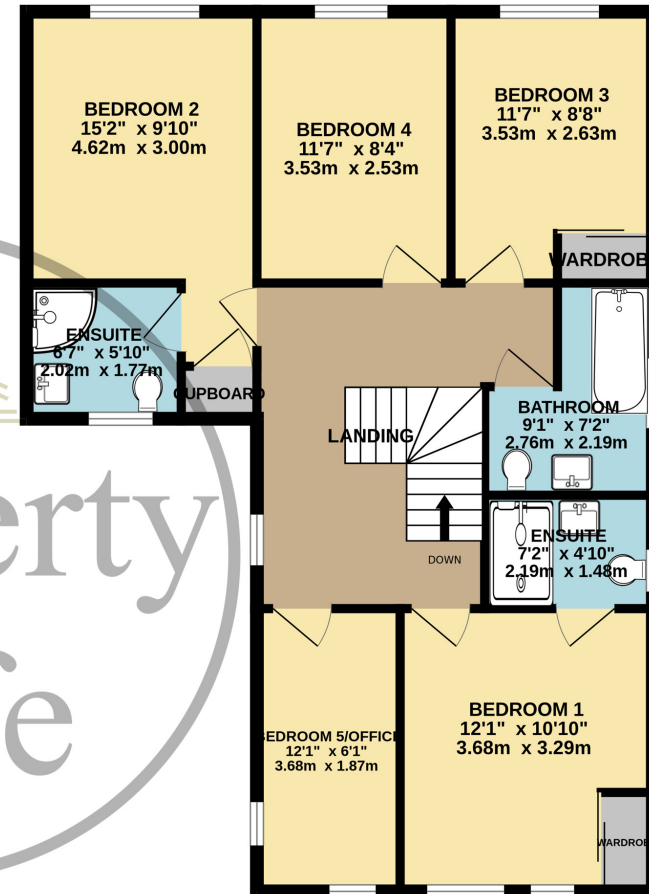
Please note there is an estimated annual service charge of £600 per annum for the upkeep and maintenance of communal grounds and roads.



GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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: FTTC.
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