

## The Gatehouse, Hollington Park Close, St. Leonards-On-Sea, TN38 0SQ

A STUNNING FIVE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE, OCCUPYING A CORNER PLOT IDEALLY SITUATED WITHIN A SMALL PRIVATE GATED RESIDENTIAL CUL-DE-SAC IN ST LEONARDS CLOSE TO LOCAL AMENITIES & SCHOOLS IN SILVERHILL AND BOHEMIA AS WELL AS ALEXANDRA PARK, LOCAL BUS SERVICES AND TRAIN STATIONS AT BOTH WARRIOR SQUARE AND WEST ST LEONARDS CONNECTING TO LONDON.

The property was built in 2024 and forms part of this small residential close with just eight homes and provides accommodation to include an 18'0 x 7'0 reception hall with a downstairs cloakroom/w.c, a living room with feature fireplace, an impressive 22'5 x 14'8 fitted kitchen/breakfast room with built-in appliances and a central island as well as a separate utility room. There is an open plan lounge (in addition to the living room) with bi-fold doors leading to and overlooking the rear gardens and a 12'4 x 9'9 study which could be used as a guest/bedroom five. From the 20'0 first floor galleried landing there are four double bedrooms with an ensuite shower room and walk-in wardrobe to the main bedroom. All other bedrooms have fitted double wardrobes. The family bathroom also has a separate shower cubicle with all bathroom fittings having Burlington suites.

Outside there is a 72ft frontage including a driveway providing off road parking for several vehicles as well as an integral garage with personal door to the gardens. The gardens extend to 75ft wide x 73ft deep wrapping around the property and being laid to lawn with a large patio area. Further benefits include a 10 year Protek Build Warranty, air source heat pump underfloor heating & water, upvc double glazing and a 5.2sq m attic room. Viewing is considered essential to appreciate this beautiful home which is available with NO ONWARD CHAIN.

Offers over £700,000

# The Gatehouse, Hollington Park Close, St. Leonards-On-Sea, TN38 0SQ



- Stunning Detached Family House
- Downstairs W.C & Utility Room
- Driveway & Integral Garage
- 10 Year Protek Build Warranty
- Five Bedrooms, Two Reception Rooms
- Bi-Fold doors onto Rear Garden
- 75ft x 73ft Wrap Around Garden
- Impressive 22'5 x 14'8 Kitchen/Diner
- Large En-Suite & Walk-in Wardrobe
- Privated Gated Development

## Reception Hall

18'0 x 7'0 (5.49m x 2.13m)

## Downstairs Cloakroom/W.C.

5'3 x 4'0

## Living Room

18'2 x 12'11 (5.54m x 3.94m)

## Kitchen/Breakfast Room

22'5 x 14'8 (6.83m x 4.47m)

## Utility Room

9'10 x 5'0 (3.00m x 1.52m)

## Lounge

16'2 x 14'8 (4.93m x 4.47m)

## Family Room/Bedroom 5

14'4 x 9'9 (4.37m x 2.97m)

## First Floor Galleried Landing

20'0 x 7'2 (6.10m x 2.18m)

## Bedroom One

13'7 x 12'11 (4.14m x 3.94m)

## Walk-in Wardrobe

6'10 x 6'10 (2.08m x 2.08m)

## En-Suite Shower Room/W.C.

8'10 x 6'5 (2.69m x 1.96m)

## Bedroom Two

13'11 x 11'9 (4.24m x 3.58m)

## Bedroom Three

12'9 x 10'4 (3.89m x 3.15m)

## Bedroom Four

11'11 x 10'4 (3.63m x 3.15m)

## Family Bath/Shower Room

8'9 x 7'2 (2.67m x 2.18m)

## Attic Room

17'0" x 17'0" max (5.18m x 5.18m max)

## Outside

### Front Garden

72'0 (21.95m)

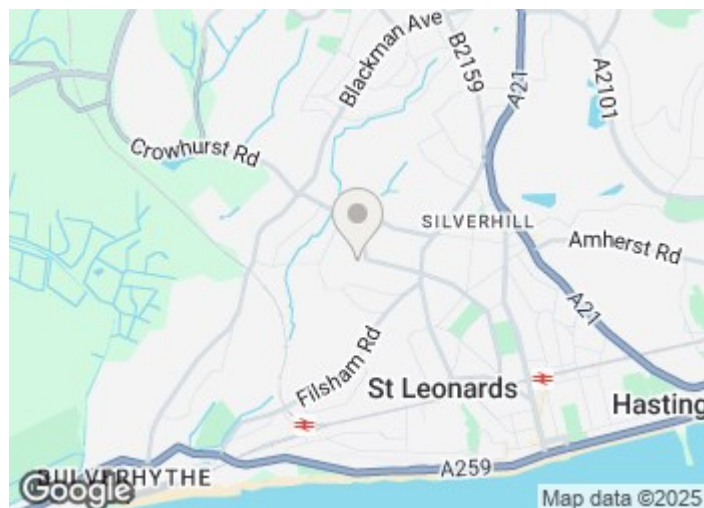
### Driveway

### Garage

19'4 x 9'9 (5.89m x 2.97m)

### Rear Garden

75'0 x 73'0 max (22.86m x 22.25m max)







Floor Plan

GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 82      | 89        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |