



4 Holm Oak Close, Bexhill-on-Sea,
East Sussex TN39 3SF



PROPERTY DESCRIPTION

A completely refurbished and extended four bedroom detached family home complete with a self-contained one bedroom annex situated in a quiet tree-lined cul-de-sac in Cooden. Presented in immaculate order through we consider this a perfect 'turn-key property'. The ground floor is bright and spacious with accommodation comprising; entrance porch, entrance hall, dual aspect L-shaped lounge/dining room, remarkable updated kitchen/family room complete with central island and door into the annex. The annex is made up of accommodation including; kitchen/diner with private entrance door, lounge with bi-folding doors and bedroom with en-suite shower room. On the first floor there are four bedrooms and an updated contemporary family bathroom. Outside there is a large driveway and marvellous and sizeable landscaped rear garden. EPC - D.

FEATURES

- Remarkable Detached House In Cooden
- Four Bedrooms In The Main Accomadation
- Dual Aspect L-Shaped Lounge/Dining Room With Bi-Folding Doors
- Self-Contained One Bedroom Annex With Lounge, Kitchen/Diner, Bedroom & En-Suite
- Superb Kitchen/Family Room With Bi-Folding Doors, Roof Lights & Central Island
- Presented In Fantastic Condition By The Current Vendors
- Sizable Landscaped Rear Garden As The Property Occupies A Corner Plot
- Modernised Shower Room & Ground Floor Cloakroom
- Driveway With Ample Space For Multiple Vehicles
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC door with double glazed inserts, double glazed windows to the side and front, cupboard housing fuse box, tiled flooring.

Entrance Hall

Accessed via composite front door patterned insert, ceiling coving, stairs rising to the first floor, radiator, storage cupboards, telephone point.

Cloakroom/WC

Re-fitted and modern suite comprising; low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, heated towel rail, spotlights.

L-Shaped Lounge/Diner

22' 5" max x 20' 5" max (6.83m max x 6.22m max) A spacious and extremely bright room with double glazed windows to the front and rear and bi-folding doors to the rear with the latter leading to the garden, ceiling coving, spotlights, two radiators, television point, feature marble and slate fireplace with inset electric burner.

Kitchen/Family Room

20' 1" x 19' 2" (6.12m x 5.84m) A very bright and meticulously upgraded room with two glazed roof windows which are electric with rain closing sensors, double glazed windows and bi-folding doors to the rear, spotlights.

Kitchen Area: a range of solid wood effect working surfaces with inset ceramic one and half bowl sink and drainer unit with mixer tap, space for range style cooker with large stainless steel extractor fan over, an extensive range of matching wall and base cupboards with fitted drawers, built-in freezer, space for American style fridge/freezer, washing machine and dishwasher, central island with sunken power points, vertical radiator, television point.

Family Area: space for breakfast/dining table, radiator, television points.

Self Contained Annex (Or Potential as Business Use)

Annex Kitchen

13' 2" max x 11' 11" max (4.01m max x 3.63m max) Double glazed window and door to the front with the latter providing separate entrance to the annex, spotlights, radiator, a range of wood effect working surfaces with inset one and half bowl ceramic sink and drainer unit with mixer tap, space for cooker with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for washing machine and fridge/freezer.

Annex Lounge

15' 2" x 11' 5" (4.62m x 3.48m) A bright dual aspect room with double glazed window to the side and bi-folding doors to the rear leading to the garden, spotlights, ceiling coving, radiator, feature fireplace, television point.

Annex Bedroom

13' 3" max x 8' 6" (4.04m max x 2.59m) Double glazed window to the front, electric fan light, radiator, telephone point (with separate line), television., built in wardrobes.

Annex En-Suite

Recently installed white suite comprising; walk-in shower cubicle with electric shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard and drawers under, heated towel rail, fully aqua boarded.

First Floor Landing

Double glazed window to the front with outlook over the close, ceiling coving, access to loft space via hatch, airing cupboard housing recently installed gas fired combination boiler.

Bedroom One

16' 6" x 12' 2" (5.03m x 3.71m) Double glazed window to the rear overlooking the garden, ceiling coving, electric fan light, a range of built-in wardrobes, radiator, further built-in wardrobe with cupboards above, television point.

Bedroom Two

12' 3" x 12' 2" max (3.73m x 3.71m max) Double glazed window to the rear overlooking the garden, ceiling coving, radiator, wash hand basin, built-in wardrobe with cupboards above, television point.

ROOM DESCRIPTIONS

Bedroom Three

10' 1" to front of wardrobes x 9' 11" (3.07m to front of wardrobes x 3.02m) Double glazed window to the front with outlook over the close, ceiling coving, a range of built-in wardrobes, further built-in storage cupboards, television point, radiator.

Bedroom Four/Office

13' 0" max x 9' 0" max (3.96m max x 2.74m max) Double glazed window to the front, spotlights, radiator, cupboard.

Shower Room

6' 8" x 5' 10" (2.03m x 1.78m) Double glazed window to the side, a contemporary and completely re-fitted suite comprising; large fully tiled walk-in shower cubicle with chrome controls, rain effect shower and hand held attachment, low level WC with concealed cistern, wash hand basin with chrome mixer tap and cupboards under, heated ladder style towel rail.

Outside

The front of the property is approached via a large block paved driveway providing off road parking for multiple vehicles and continues into the pathway which leads to the gated side access and the gate leading to the annex entrance, area laid with shingle.

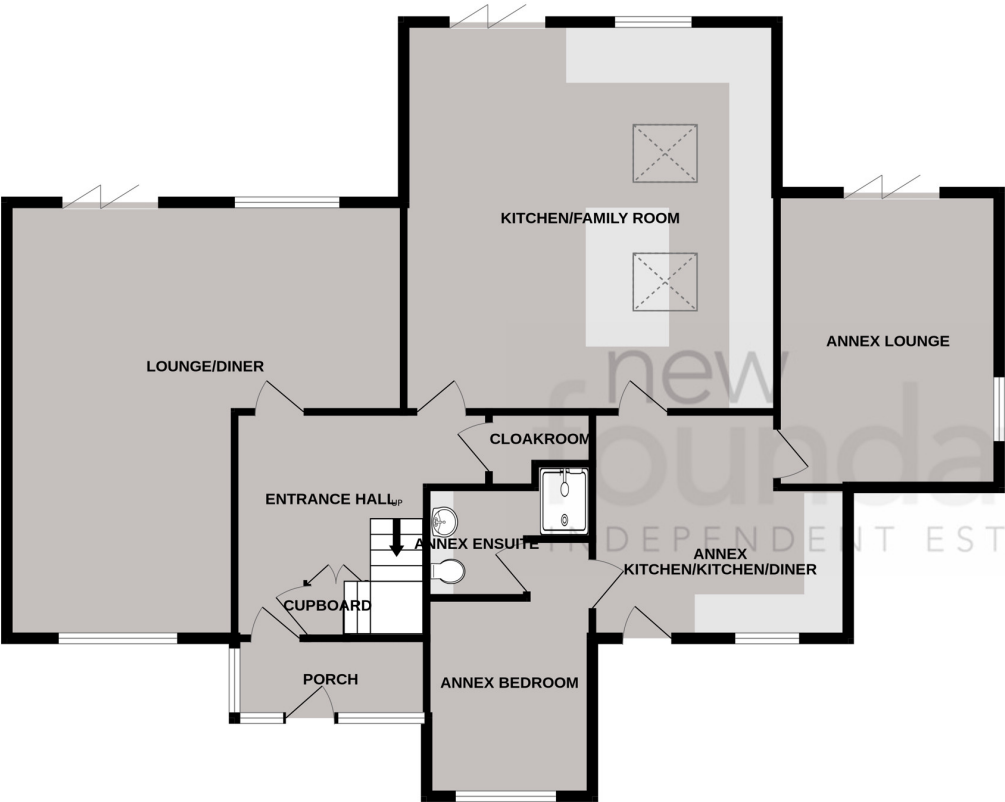
The rear garden is one of the many amazing features of this property for its presentation and size as the house occupies a generous corner plot.

From left to right the rear garden has been landscaped completely and has gated side access, paved pathway which in turn extends to a patio area adjacent to the lounge/dining room and kitchen/family room, timber framed summer house measuring 10 x 8, various well planted shrubs and bushes to either side of the summer house, area laid with stones, pond with waterfall, patio border and various well planted bushes, central circular bed with patio border, entertaining area ideal for table and chairs set beneath a wooden pergola, garden bar, area laid with stones which is also ideal for table and chairs, more mature shrubs and bushes leading to a large garden shed measuring 13'11 x 10 with workbench, power and lighting, further shed behind, small area laid with stones, 8 x 6 timber frame greenhouse, further patio area adjacent to the annex lounge, millstone water feature, continuing down the side leading to the annex front gate, outside lighting in the soffits, outside power and water taps to the front and rear

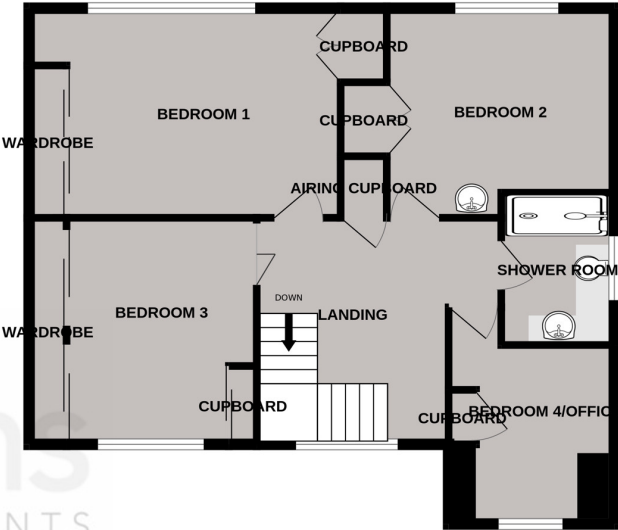


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

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