



**23 Holmesdale Road, Bexhill On Sea, TN39 3QE**

**£369,950 Freehold**

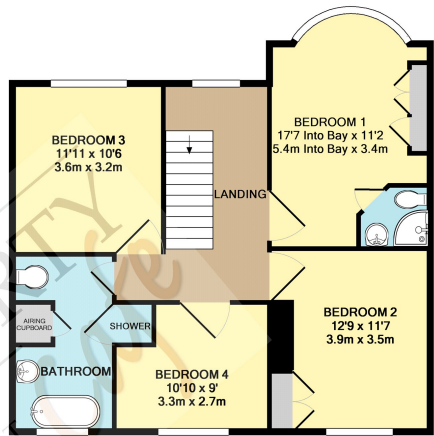
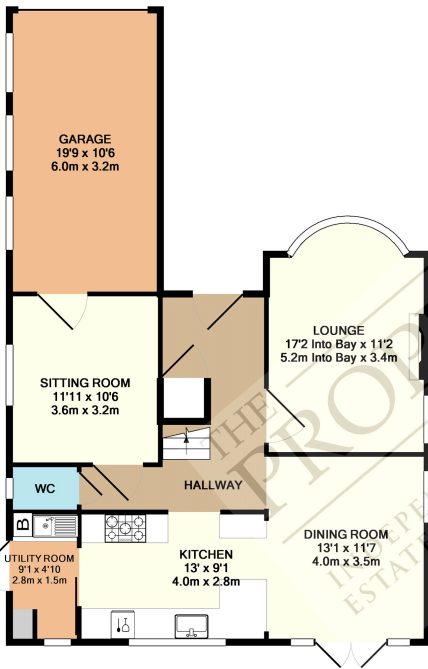
The Property Cafe are delighted to offer for sale this beautifully presented four bedroom circa 1930's built detached property. The present owners have comprehensively refurbished the property and offer the property for sale in immaculate condition. Accommodation and benefits include: A good size inner hall leads through to a spacious lounge with central feature fireplace, a separate dining room with patio doors leading to the garden, a beautifully presented modern designer kitchen with separate utility room, an additional reception room with access to a 19' garage. On the first floor the landing gives access to a master bedroom with en-suite shower room, three further bedrooms and a designer bathroom with roll top bath and shower cubicle. There is a good size front garden with off road parking and to the rear there is a good size West facing garden with full width timber decked area and central lawn.

- **SPACIOUS DETACHED HOUSE**
- **FOUR BEDROOMS**
- **THREE RECEPTIONS**
- **DESIGNER KITCHEN**
- **GROUND FLOOR W.C**
- **MASTER BED (EN-SUITE)**
- **4 PIECE BATHROOM SUITE**
- **DESIGNER ROLL TOP BATH**
- **SOLID OAK FLOORING**
- **BEAUTIFUL DECOR**
- **CENTRAL HEATING & D/G**
- **LARGE 19' GARAGE**
- **SOUGHT AFTER LOCATION**



**For further information or to  
arrange a viewing Please call\*\*  
( OPEN 7 DAYS A WEEK )**

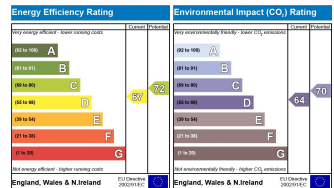
**Experience the difference.....**



TOTAL APPROX. FLOOR AREA 1686 SQ.FT. (156.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2012

As you can see from the above floor plan the property has generously sized accommodation with a good size well presented inner hall that has been decorated in a neutral colour with solid light oak flooring. The hall leads to a well presented lounge with large bay window and a central fireplace, a spacious open planned dining room with solid oak flooring, a designer fitted kitchen with a good range of fitted wall and base units with granite work surfaces and separate utility room, a ground floor cloakroom and additional reception room. The first floor landing leads to all the immaculately presented bedrooms ( master with ensuite) and the beautifully presented designer bathroom. The front the property lays back from the road with a good size front garden with drive leading to the 19' garage. To the rear there is a good size West facing garden with a full width decked area leading to the lawn. The property is neutrally decorated throughout and is double glazed and central heated. Being situated in a sought after

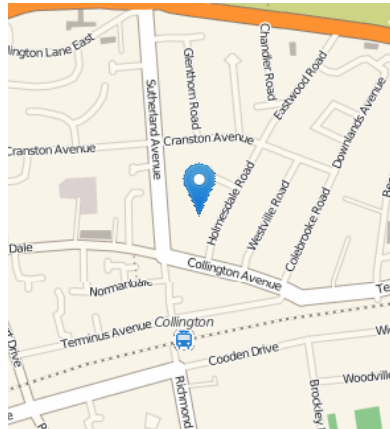


Experience the difference.....





At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.



Experience the difference.....




23, Holmesdale Road  
BEXHILL-ON-SEA  
TN39 3QE

Dwelling type: Detached house  
Date of assessment: 02 February 2012  
Date of certificate: 02 February 2012  
Reference number: 8242-6222-9710-1512-9902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 137 m<sup>2</sup>


This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	186 kWh/m <sup>2</sup> per year	156 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.9 tonnes per year	4.1 tonnes per year
Lighting	£110 per year	£63 per year
Heating	£720 per year	£645 per year
Hot water	£157 per year	£130 per year

### You could save up to £149 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.