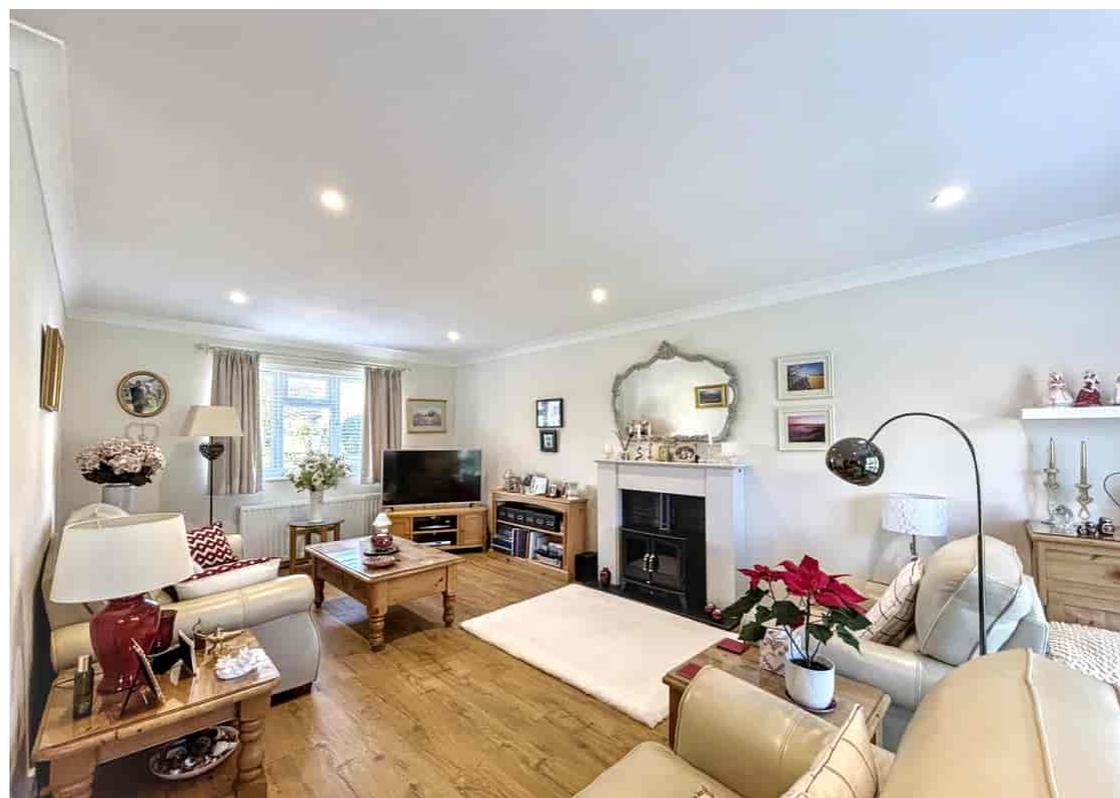




4 Holm Oak Close, Bexhill-on-Sea, East Sussex, TN39 3SF

Immaculate Four Bedroom Detached Family With An Additional One Bedroom Self Contained Annex -
Offers Over £750,000 - Freehold





Located in the highly sought-after Cooden area, this impressive detached four-bedroom family home offers generous, versatile living space and has been comprehensively finished to an exceptional standard throughout.

The property is approached via a large entrance porch with the accommodation flowing beautifully, featuring a spacious lounge/diner ideal for both everyday living and entertaining, alongside a modern open-plan kitchen/diner/family room with remote control roof-lights with rain closing sensors. The stunning contemporary kitchen is a real focal point, boasting ample cupboard and worktop space, and is enhanced by bi-folding doors that seamlessly connect the interior with the garden.

Upstairs, the home offers four well-proportioned double bedrooms, all served by a modern fitted family shower room, making it perfectly suited for growing families.

Externally, the property continues to impress with an immaculate and meticulously manicured rear garden, complete with various seating areas—ideal for outdoor dining, relaxing, and entertaining. To the front, there is off-road parking for multiple vehicles, adding further practicality.

A standout feature is the one-bedroom self-contained annex, providing excellent flexibility for extended family, guests, or potential home working arrangements.

Additional benefits include a pleasant outlook and views, new windows, new electrics, and a gas central heating system with dual controls, ensuring comfort, efficiency, and peace of mind. Viewing is highly recommended to fully appreciate the space, quality, and enviable location this exceptional home has to offer.



Approx Gross Internal Area
203 sq m / 2189 sq ft



Ground Floor
Approx 133 sq m / 1431 sq ft

First Floor
Approx 70 sq m / 758 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 5
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living. Level access.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (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 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.





The property is situated within the popular and sought after Cooden area of Bexhill; A short distance to Cooden or Collington train station, golf courses, Cooden Beach Hotel and Little Common village offering an array of local attractions and amenities. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings in addition to Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Detached Four Bedroom Family Home With A Separate Self Contained Annex
 - Spacious Lounge/Diner
 - Modern Open Plan Kitchen/Diner/Family Room
- Stunning Contemporary Kitchen With Ample Cupboard & Worktop Space
- Four Well Proportioned 1st Floor Double Bedrooms
 - Modern Fitted Family Shower Room
 - Off-Road Parking For Multiple Vehicles
 - One Bedroom Self Contained Annex
- Immaculate & Manicured Rear Garden With Various Seating Areas
 - Sought After Cooden Location
 - Large Entrance Porch
 - Pleasant Outlook & Views
 - Comprehensively Finished To A High Spec Including New Windows & Bi-Folding Doors
 - New Electrics & Gas Central Heating System With Dual Controls
 - Viewing Highly Recommended