



23 Holmesdale Road, Bexhill-on-Sea, East Sussex, TN39 3QE
Stunning Four Bedroom Detached Family Home In A Sought After Residential Location £665,000





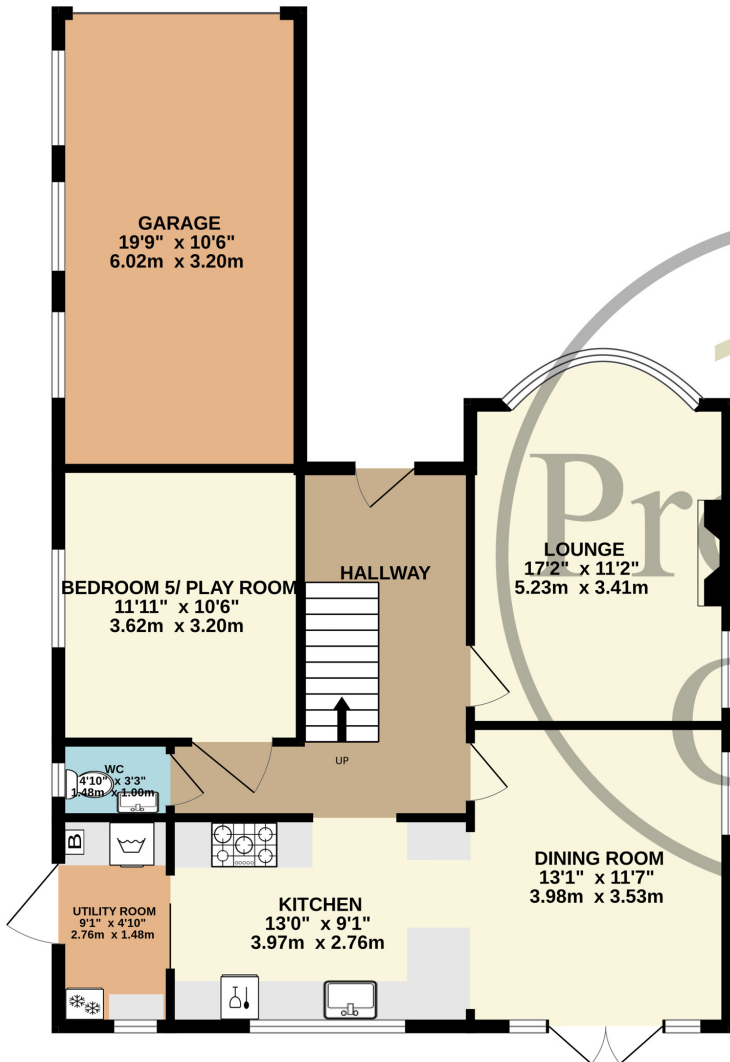
The Property Cafe are delighted to offer for sale this beautifully presented four/five bedroom circa 1930's built detached family home. Presented and ready to move into, in immaculate condition. Accommodation and benefits include; A light and airy entrance hall; Spacious dual aspect lounge with central feature fireplace and bay window; Large kitchen/Diner spanning the width of the rear of the house, an excellent place to host and entertain, featuring modern kitchen units and french doors leading onto the rear garden; Separate utility room with side door to a passage way to the east of the house; finally on the ground floor a further bedroom/additional TV room. Upstairs comprises of the master bedroom boasting fitted wardrobes, en-suite shower room and bay window; There are three further double bedrooms on the first floor extremely bright and neutrally decorated, currently being used as home offices & hobby rooms; Finally a pristine family bathroom with roll top bath, separate shower cubicle, low level WC & wash basin.

Externally the house offers a large 19ft garage, off-road parking to the front as illustrated in the photographs and well kept front & rear gardens. Additional benefits include a recently fitted Worcester Bosch combi boiler, New consumer unit & updated electrics, stunning engineered oak flooring to the ground floor and engineered Ash throughout the first floor.

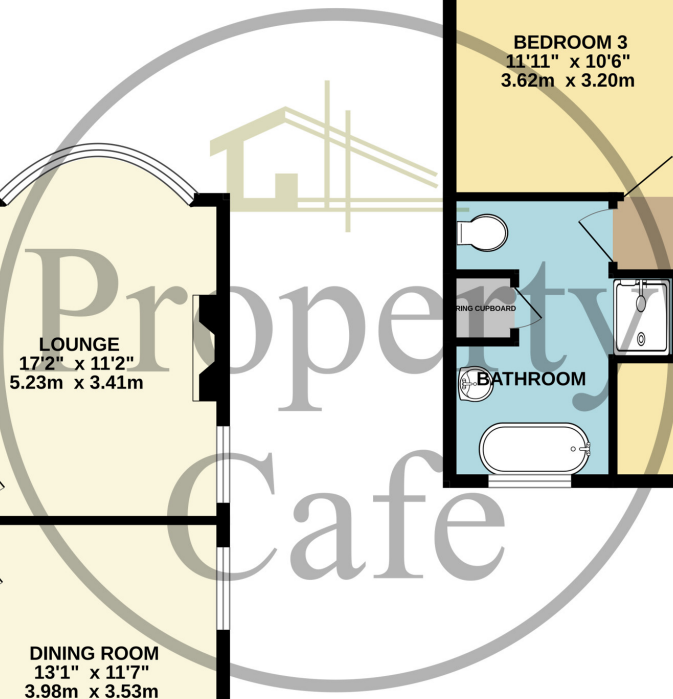
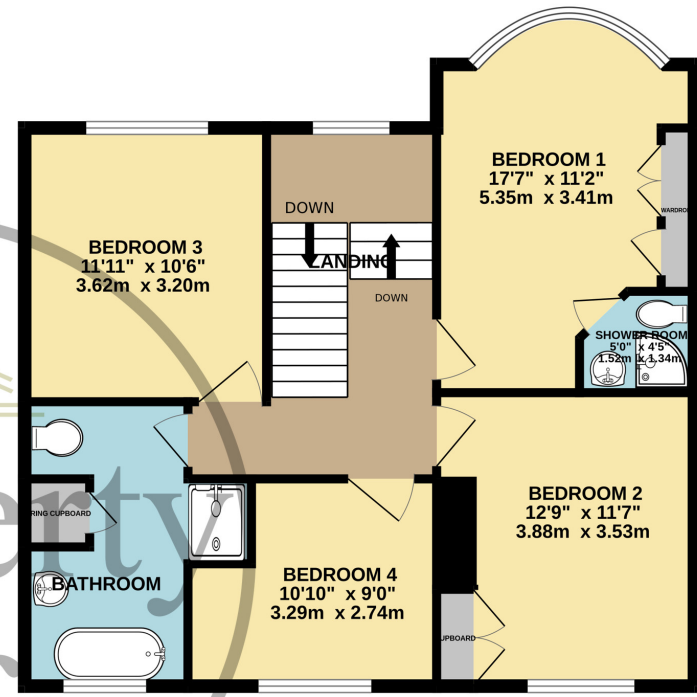
The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent 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 main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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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.





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- Detached Family Home For Sale
- Separate Lounge With Bay Window
- Modern Fitted Kitchen/Diner
 - Separate Utility Room
- Master Bedroom & En-suite
 - Four/Five Bedrooms.

- Modern Bathroom Suite With Roll Top Bath
 - Ground Floor W/C
- West Facing Sunny Rear Garden
- Immaculately Presented Throughout
 - Sought After Location
- Viewing Highly Recommended