

**RUSH  
WITT &  
WILSON**



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**5 Holm Oak Close, Bexhill-On-Sea, East Sussex TN39 3SF  
£510,000 Freehold**

## About this property

A beautifully presented detached bungalow with living/dining room with sliding doors leading to rear garden, fitted kitchen/breakfast room, large entrance hallway, three double bedrooms, with two benefitting from ensuite, additional family bathroom, gas central heating system and double glazed windows and doors throughout. Externally, the property boasts off road parking for multiple vehicles, garage and a stunning private rear garden, mainly laid to lawn, extensive in size, patio areas suitable for 'Alfresco' dining with orning, greenhouse and timber framed garden shed.

The property comes situated in the heart of Cooden, whilst only being approx. 1.1 miles from Little Common Village, with its wide range of amenities, and approx. 1 mile to Cooden Beach Golf Club, Cooden Train Station and Cooden's Seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill Sole agents.





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Approximate total area<sup>(1)</sup>

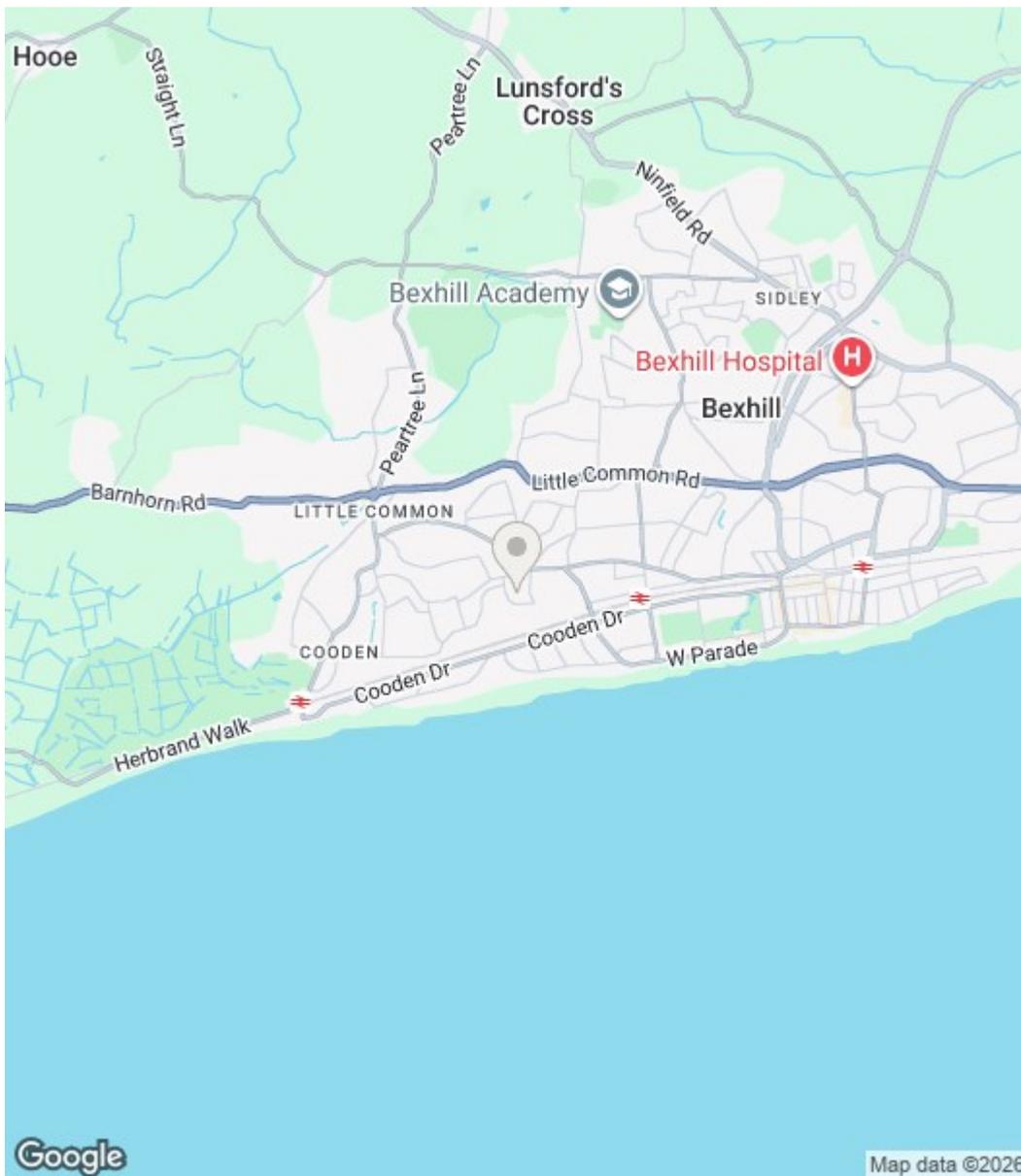
125.8 m<sup>2</sup>  
1355 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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Residential Estate Agents  
Lettings & Property Management



3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
[bexhill@rushwittwilson.co.uk](mailto:bexhill@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)