







2 Holmhurst St Mary, The Ridge, St. Leonards-On-Sea, TN37 7PT

JUST PROPERTY

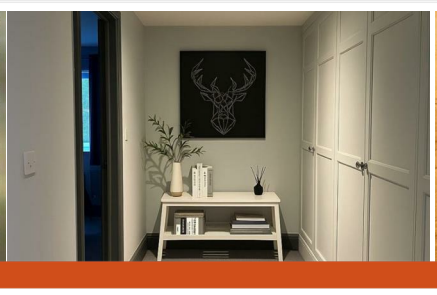
5 Bedrooms | 2 Receptions | 2 Bathrooms | 3477.00 sq ft

£675,000

Freehold

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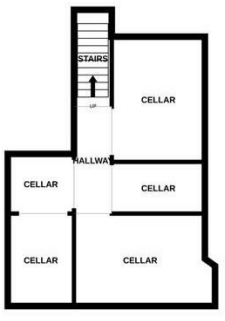


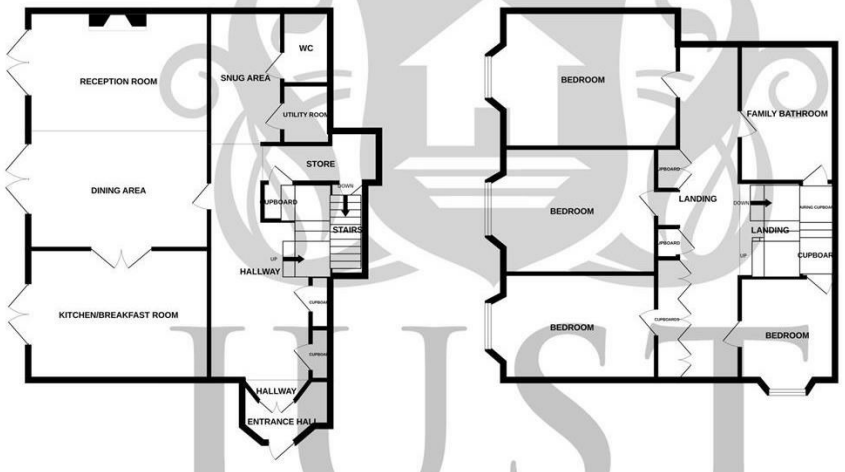


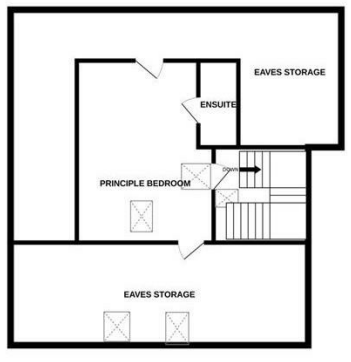


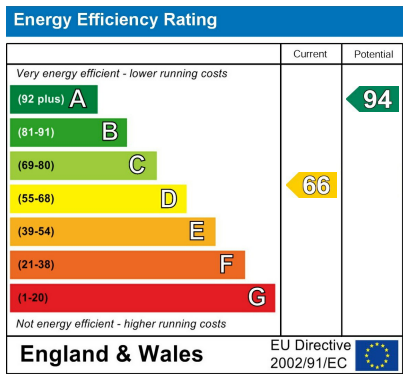
FLOORPLANS

2 Holmhurst St Mary, The Ridge, St. Leonards-On-Sea, TN37 7PT









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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Freehold

£675,000









5 Bedrooms | 2 Receptions | 2 Bathrooms | 3477.00 sq ft

PROPERTY DETAILS

CHAIN FREE

Converted from a Grade II Listed mansion around twenty years ago, 2 Holmhurst St Mary is an exceptional five-bedroom family home, forming part of an exclusive gated development within an impressive period building.

A private entrance opens into a welcoming lobby, leading through double doors to a superb hallway extending across the ground floor, complete with practical built-in storage. The generous kitchen features French doors opening onto the garden and flows effortlessly into a beautiful sitting room, where two sets of French doors lead out to a south-facing terrace and landscaped gardens. A feature fireplace with original Delft tiles adds both charm and character to the room.

The ground floor also benefits from a spacious utility room, a well-appointed cloakroom, and a comfortable snug or reading area. In addition, there is a recessed cellar, currently arranged as a wine store and home gym. The staircase continues to reflect the property's period heritage.

On the first floor, there are four well-sized bedrooms, three of which overlook the garden and enjoy distant sea views. A stylish family bathroom has been updated to include a walk-in shower, whirlpool bath, contemporary tiling, and modern fittings. The second floor provides a bright principal bedroom suite with an en-suite shower room and extensive eaves storage, enhanced by natural light from dormer windows.

Outside, the south-facing garden extends to approximately 150ft and is partly enclosed by an attractive stone wall, creating a peaceful and private setting. To the front, electric gates open onto a gravelled parking area with two allocated parking spaces, complemented by mature planting.

A wonderful opportunity to acquire a substantial and character-filled home, blending period features with modern-day living. Please contact the vendors' sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Entrance Porch

Hallway

Kitchen
16'9" x 11'11" (5.13m x 3.65m)

Dining area

Reception room
22'5" x 16'7" (6.85m x 5.08m)

Snug / Reading Area

WC

Utility Room

Stairs Down To

Cellar & Gym

Stairs Up To Landing

Bedroom
15'8" x 12'7" (4.8m x 3.85m)

Bedroom
13'9" x 11'3" (4.21m x 3.45m)

Bedroom
13'9" x 10'10" (4.2m x 3.31m)

Bathroom
16'5" x 12'5" (5.01m x 3.8)

Stairs Up To

Principle Bedroom with Ensuite
16'5" x 12'6" (5.01m x 3.82m)

Eaves Storage

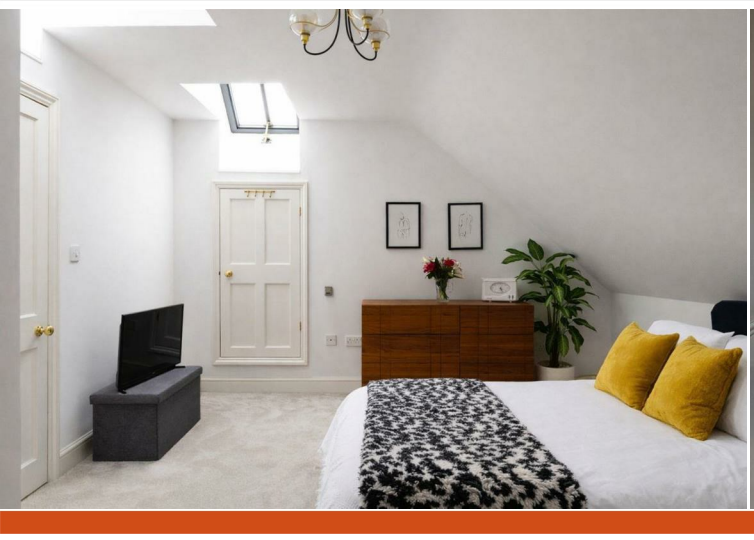
Allocated Parking

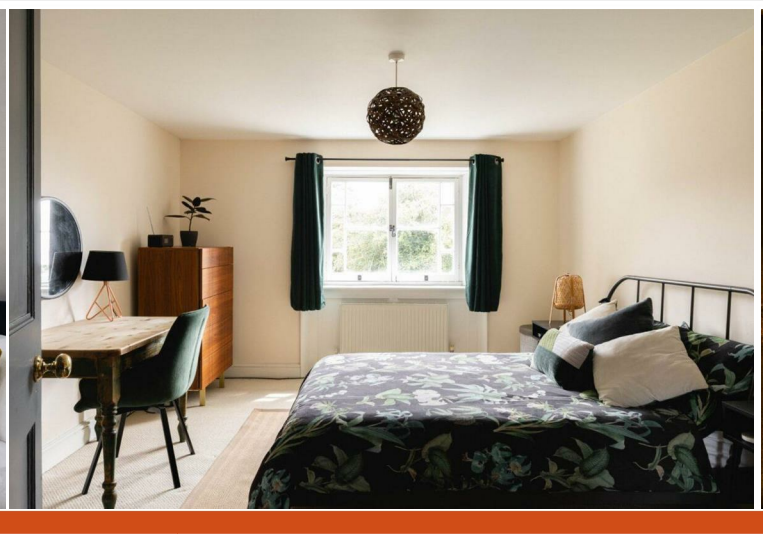
Patio Garden

Rear Garden

FEATURES

- Beautiful Family Home
- Great Location Near To Hastings, St Leonards, Battle and Rye
- Five Bedrooms
- En Suite to Principle Bedroom
- Wonderful Views Towards To The Sea
- 2 Allocated Parking Spaces
- Gated Entrance To Development
- Stunning Original Features
- South Facing Rear Garden with Patio
- CHAIN FREE







Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.