



## 29 Holmhurst Lane, St. Leonards-On-Sea, TN37 7LN

A THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN A POPULAR AREA OF ST LEONARDS CLOSE TO LOCAL SCHOOLS, AMENITIES AND BUS SERVICES AS WELL AS AS THE CONQUEST HOSPITAL AND ACCESS ONTO THE A21 CONNECTING TO TUNBRIDGE WELLS AND LONDON. THE PROPERTY IS CONSIDERED AN IDEAL FAMILY HOME AND IS AVAILABLE CHAIN FREE.

The house provides split level accommodation to include a 14'4 x 10'9 living room with feature fireplace and a 16'8 x 10'6 max kitchen/diner with patio doors leading to and overlooking the rear gardens. There are two double bedrooms and a large single bedroom to the first floor as well as a family bathroom/w.c. with over bath shower.

Outside there is a driveway to the front providing off road parking, a garage with power, light and a personal door to the rear garden. The 50ft deep x 27ft wide patio and lawned rear garden enjoys a westerly aspect. Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent Charles & Co.

Price £315,000



# 29 Holmhurst Lane, St. Leonards-On-Sea, TN37 7LN



- Three Bedroom Semi-Detached House
- Popular Area of St Leonards-on-Sea
- Living Room with Feature Fireplace
- 16'8 x 10'6 Kitchen/Diner
- Private Driveway & Garage
- 50ft x 27ft Rear Garden
- To Be Sold CHAIN FREE
- Versatile Split Level Accommodation
- Family Bathroom/W.C. with Shower
- Ideal Family Home

## Entrance Hall

9'0 x 5'0 (2.74m x 1.52m)

## Family Bathroom/W.C

6'4 x 6'0 (1.93m x 1.83m)

## Living Room

14'4 x 10'9 (4.37m x 3.28m)

## Outside

## Kitchen/Diner

16'8 x 10'6 (5.08m x 3.20m)

## Front Garden

## First Floor Landing

## Driveway

## Bedroom One

15'0 x 10'9 max (4.57m x 3.28m max)

## Garage

15'5 x 8'2 (4.70m x 2.49m)

## Bedroom Two

10'7 x 10'4 (3.23m x 3.15m)

## Rear Garden

50'0 x 27'0 (15.24m x 8.23m)

## Bedroom Three

8'2 x 8'0 (2.49m x 2.44m)





## Floor Plan

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	78	
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	