



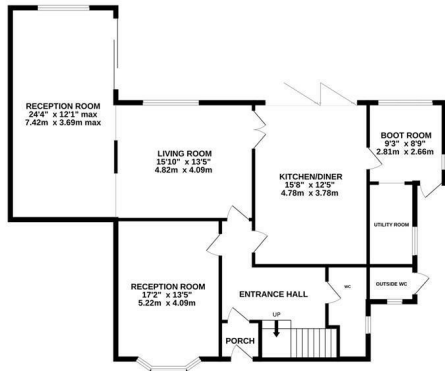
Filsham Road, St. Leonards-On-Sea TN38 0PG

Offers in excess of £675,000

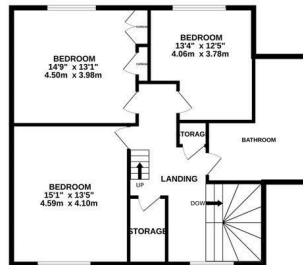


An exceptional three/four bedroom detached 1930's FAMILY HOME located in a sought after setting within easy reach of the seafront, St. Leonards and just a short walk from West St. Leonards railway station. The versatile accommodation has been EXTENSIVELY REFURBISHED AND REMODELLED including a new boiler system and radiators throughout. You enter via a solid wood front door in to a welcoming entrance hall where the bright living room is open to a second reception area with a VAULTED CEILING and sliding doors leading out to the garden. The kitchen has been newly fitted offering ample storage with contrasting wooden worktops and space for a full dining table with BI-FOLDING DOORS which open out to the rear garden creating a sense of INDOOR/OUTDOOR LIVING, there is also a separate boot room and utility. The third reception room enjoys a large bay window which frames a front aspect and has been fitted with a WOOD BURNING STOVE, this cosy room could be used as a fourth bedroom on the ground floor as there is also a handy DOWNSTAIRS CLOAKROOM accessed via the entrance hall. The first floor houses THREE LARGE DOUBLE

GROUND FLOOR
1396 sq.ft. (121.3 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 2601 sq.ft. (241.6 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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