



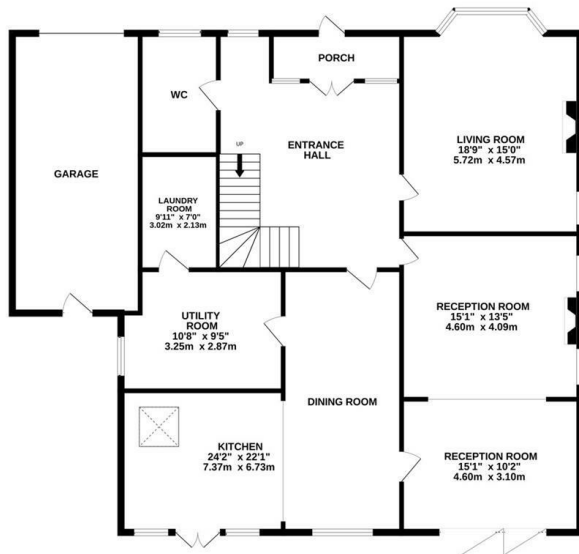
## Filsham Road, St. Leonards-On-Sea TN38 0PA

Offers in excess of £700,000

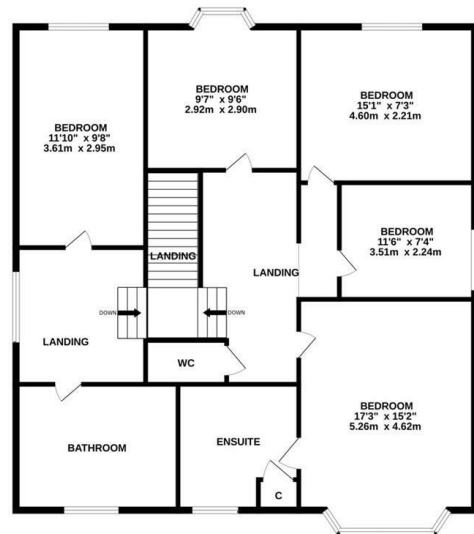


An attractive 1920's DETACHED FAMILY HOME which has been extended to provide a versatile layout with impressive proportions yet retains a WEALTH OF ORIGINAL ARTS AND CRAFTS FEATURES. It's enviably positioned in a West St. Leonards location within walking distance to the mainline railway station and the beach. The accommodation here is PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT with the ground floor arranged as large bay fronted living room with a feature fireplace and there is an OPEN PLAN KITCHEN AND DINING SPACE WITH A VAULTED CEILING, doors leading out to the park like rear garden and a UTILITY ROOM with a separate laundry room. The kitchen is fitted with traditional style units benefitting from a central island and plenty of space for a large dining table, there are TWO FURTHER RECEPTION ROOMS, one of which is fitted with a wood burning stove, they are open to each other and enjoy BI-FOLDING DOORS leading out to the rear garden. The first floor houses FIVE DOUBLE BEDROOMS together with a modern family bathroom where there is a bath and separate shower enclosure, the principal

GROUND FLOOR



1ST FLOOR



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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