



Filsham Drive, Bexhill-On-Sea TN40 2RX

welcome to

Filsham Drive, Bexhill-On-Sea

Fox & Sons are delighted to present to the market this extended and spacious detached family home situated on outskirts of Bexhill Town Centre in a quiet residential area known as The Pebsham Estate. Conveniently close to many local amenities including Ravenside Retail Park, Bexhill train station and schools ranging from primary to college. Deceptively spacious throughout the accommodation comprises an open plan lounge/dining room, ground floor office/bedroom five, extended play room, modern kitchen, utility room, four double bedrooms, modern en suite and family bathroom. The property further benefits from a low maintenance rear garden and ample off road parking. Viewings come highly recommended to truly appreciate what this family home has to offer.



Entrance Porch

Double glazed window to the front and side and double glazed door to the side.

Entrance Hall

Double glazed door to the front, radiator and under stairs cupboard.

Cloakroom

Double glazed window to the side, wc, wash hand basin and radiator.

Lounge/dining Room

28' 8" max x 13' 6" max (8.74m max x 4.11m max)
Double glazed window to the front, radiator and single glazed French doors.

Office/ Bedroom Five

14' 3" x 6' 4" (4.34m x 1.93m)
Double glazed window to the side and electric radiator.

Play Room

20' 9" max x 12' 6" max (6.32m max x 3.81m max)
Double glazed sliding doors to the rear, electric radiator and spotlights.

Kitchen

11' 6" max x 10' 8" max (3.51m max x 3.25m max)
Single glazed window to the rear. Modern fitted kitchen with a range of wall and base units with work surfaces over incorporating stainless steel sink/drainer, integral appliances include microwave, electric hob, eyelevel electric oven and double integral fridge. Serving hatch to dining room.

Utility Room

11' 8" max x 6' 4" max (3.56m max x 1.93m max)
Double glazed window and door to the rear, additional work surfaces and base units, radiator and plumbing for washing machine.

Landing

Double glazed window to the rear, airing cupboard, storage cupboard and loft access.

Bedroom One

15' 1" max x 13' 7" max (4.60m max x 4.14m max)
Double glazed window to the front, radiator and built in wardrobes.

En Suite

Shower cubicle with rainfall shower, wc, wash hand basin and vanity unit.

Bedroom Two

13' 9" max x 13' 7" max (4.19m max x 4.14m max)
Double glazed window to the rear and radiator.

Bedroom Three

10' 7" max x 9' 6" max (3.23m max x 2.90m max)
Double glazed window to the rear, radiator and built in wardrobes.

Bedroom Four

15' 9" max x 8' 2" max (4.80m max x 2.49m max)
Double glazed window to the front and radiator.

Bathroom

Double glazed window to the front, bath with mixer taps and shower above, wc, wash hand basin and heated towel rail.

Rear Garden

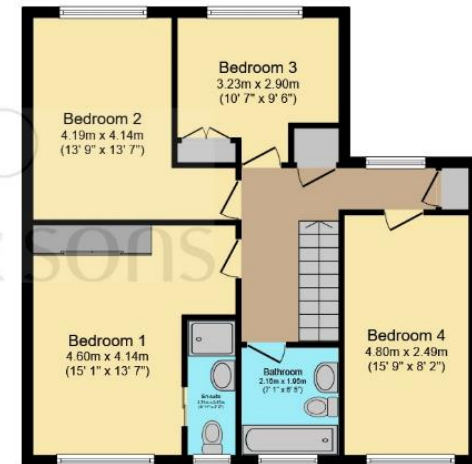
Patio seating area adjoining the property with lower lawned area with garden shed and shrub area.

Parking

Block paved driveway for multiple cars.



Ground Floor



First Floor

Total floor area 170.8 sq.m. (1,839 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/BOS11255



welcome to

Filsham Drive, Bexhill-On-Sea

- DETACHED FAMILY HOME
- EXTENDED AND DECEPTIVELY SPACIOUS THROUGHOUT
- FOUR DOUBLE BEDROOMS & GROUND FLOOR OFFICE/BEDROOM FIVE
- MODERN ACCOMMODATION THROUGHOUT
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

£595,000



view this property online fox-and-sons.co.uk/Property/BOS111255

Please note the marker reflects the postcode not the actual property



Property Ref:
BOS111255 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East
Sussex, TN40 1AB



fox-and-sons.co.uk