



Filsham Drive, Bexhill-On-Sea TN40 2RX



welcome to

Filsham Drive, Bexhill-On-Sea

An extended & wonderfully presented FOUR/FIVE BEDROOM DETACHED FAMILY HOME, situated within a residential area close to schools, shops and amenities. A particularly sociable house, the ground-floor accommodation is vast thanks to a rear extension. Viewing highly advised!

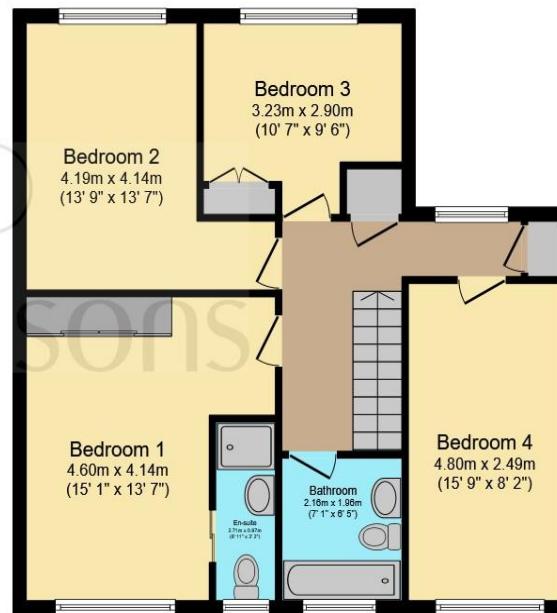




Ground Floor

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.



First Floor

Entrance Porch

Entrance Hall

Cloakroom

Lounge / Dining Room
28' 8" x 13' 6" (8.74m x 4.11m)

Office/ Bedroom Five
14' 3" x 6' 4" (4.34m x 1.93m)

Play Room
20' 9" x 12' 6" (6.32m x 3.81m)

Kitchen
11' 6" x 10' 8" (3.51m x 3.25m)

Utility Room
11' 8" x 6' 4" (3.56m x 1.93m)

Landing

Bedroom One
15' 1" x 13' 7" (4.60m x 4.14m)

En-Suite

Bedroom Two
13' 9" x 13' 7" (4.19m x 4.14m)

Bedroom Three
10' 7" x 9' 6" (3.23m x 2.90m)

Bedroom Four
15' 9" x 8' 2" (4.80m x 2.49m)

Bathroom

welcome to

Filsham Drive, Bexhill-On-Sea

- Detached Family Home
- Extended & Deceptively Spacious Throughout
- Four Double Bedrooms
- Modern Accommodation
- Off-Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in the region of

£500,000



view this property online fox-and-sons.co.uk/Property/BOS109447

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.



Property Ref:
BOS109447 - 0004



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