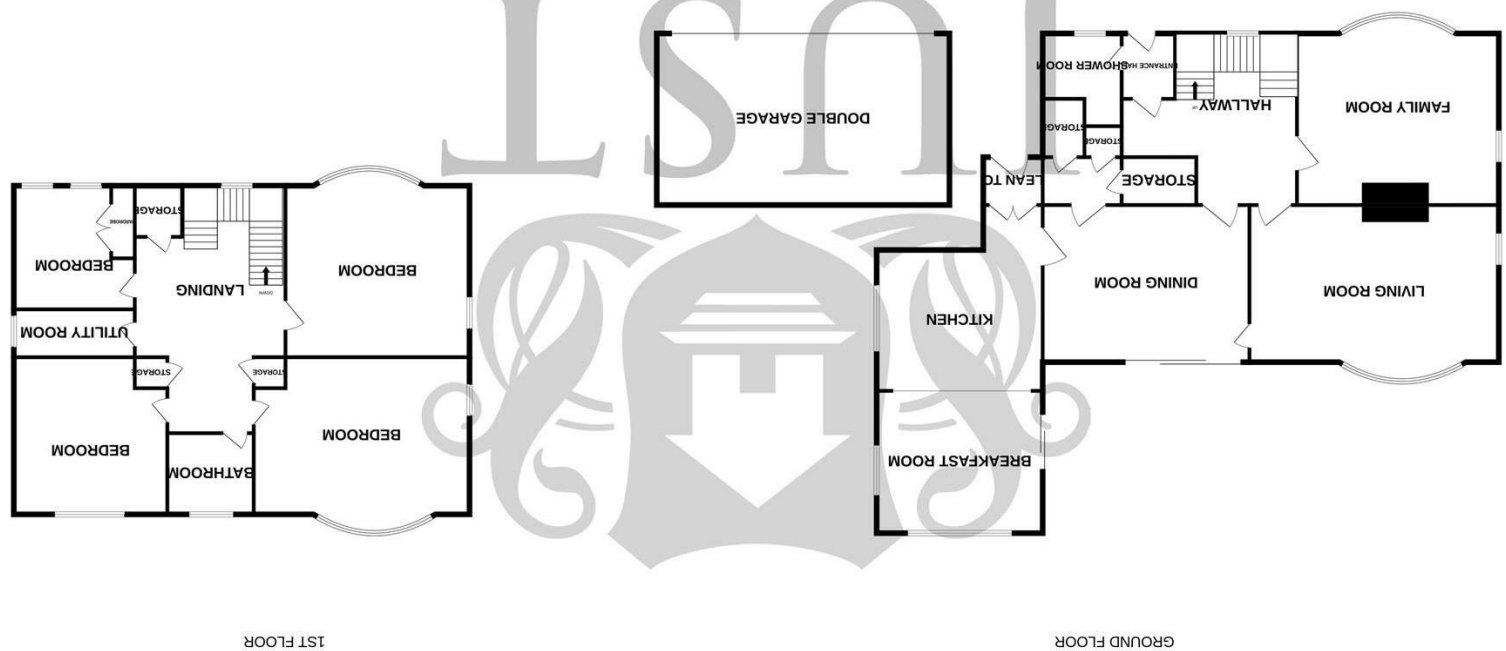


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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. Made with Metropix ©2024

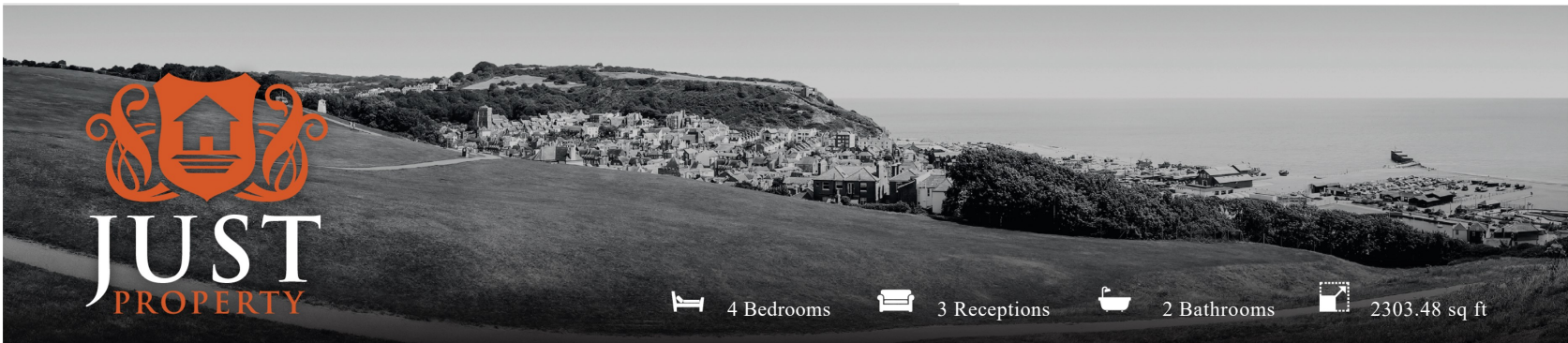
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
	(69-80) C
Not energy efficient - higher running costs	(55-68) D
	(39-54) E
	(21-38) F
(1-20) G	
Current	72
Potential	81



# FLOORPLANS

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

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms   3 Receptions   2 Bathrooms   2303.48 sq ft

Freehold  
**£625,000**

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





4 Bedrooms 3 Receptions 2 Bathrooms 2303.48 sq ft

## PROPERTY DETAILS

This charming four-bedroom detached family home is located in the highly sought-after area of St Leonards and perfectly combines period character with modern amenities, making it an ideal choice for a growing family.

As you enter the home, you're greeted by a spacious hallway featuring a beautiful period stained glass window that adds a touch of classic elegance. The ground floor is thoughtfully laid out, offering multiple living spaces, including a family room with a bay window, a separate living room with another bay window, and a dining room with patio doors that lead to the west-facing garden. A convenient downstairs shower room with a walk-in shower, wash hand basin, and WC adds practicality to the layout.

The kitchen/breakfast room, located in the extension, offers ample space for wall and base units, a cooker with an extractor fan, and room for freestanding appliances. The breakfast area also has patio doors that open directly onto the garden, making it a perfect spot for enjoying meals in the sunshine.

Upstairs, the property features four double bedrooms, two of which have bay windows that enhance the space with natural light and character. The smallest bedroom includes built-in wardrobe space, providing efficient storage. Additionally, there is an upstairs utility room equipped with plumbing for a washing machine and tumble dryer, offering added convenience.

The exterior of the property is just as impressive, with a driveway that accommodates multiple cars, a double garage for secure parking or additional storage, and well-maintained front and rear gardens. The property also offers potential for future expansion into the loft, subject to planning consents, making it a home that can grow with your family.

This home in St Leonards offers a blend of character, comfort, and future potential in one of the area's most desirable locations.



## ROOM DIMENSIONS

Front Door

Entrance Hall

Shower Room  
6'1" x 8'2" (1.86m x 2.49m)

Hallway

Family Room  
14'11" x 13'8" (4.55m x 4.17m)

Living Room  
17'6" x 13'8" (5.34m x 4.17m)

Dining Room  
13'7" x 17'5" (4.15m x 5.33m)

Lean too

Kitchen  
9'9" x 11'9" (2.99m x 3.60m)

Breakfast Room  
10'7" x 12'2" (3.24m x 3.73m)

Stairs Leading Too

First Floor Landing

Bedroom  
13'7" x 14'11" (4.16m x 4.55m)

Bedroom  
15'11" x 13'7" (4.87m x 4.15m)

Bathroom  
7'10" x 5'9" (2.40m x 1.77m)

Bedroom  
13'3" x 12'11" (4.06m x 3.94m)

Bedroom  
11'1" x 10'3" (3.40m x 3.13m)

Utility Room  
11'1" x 3'1" (3.40m x 0.95m)

Double Garage

Garden

## FEATURES

- Detached Family Home
- Four Double Bedrooms
- Family Room & Living Room
- Close to Main Line Station
- Driveway For Multiple Cars
- Chain Free
- Detached Double Garage
- Kitchen/Breakfast Room
- Potential To Extend (Subject To Planning Consents)
- Internal Viewing Highly Recommended

