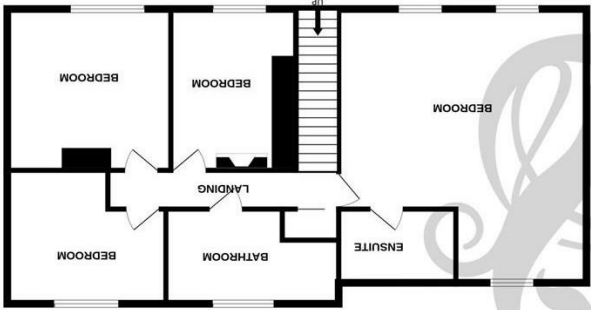
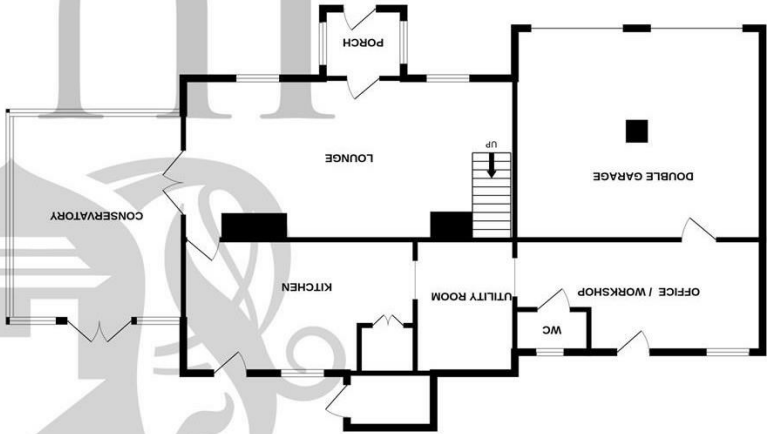




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
	Not energy efficient - higher running costs	G (1-20)
Current		84
Potential		97



1ST FLOOR



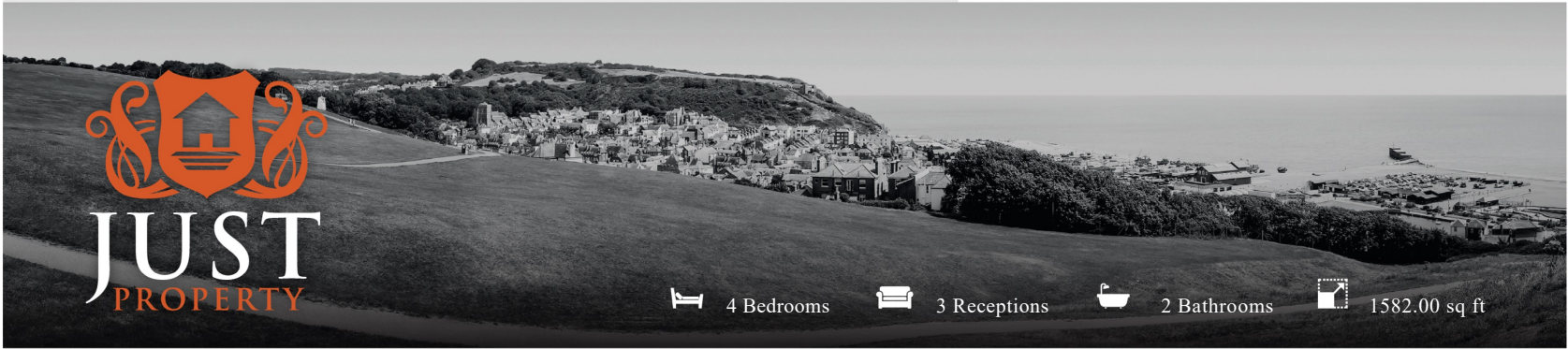
GROUND FLOOR

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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Filsham Cottage Harley Shute Road, St. Leonards-On-Sea, TN38 8BX

Freehold

£525,000





Freehold

£525,000

4 Bedrooms 3 Receptions 2 Bathrooms 1582.00 sq ft

PROPERTY DETAILS

Just Property are delighted to present this beautifully presented and exceptionally spacious four-bedroom detached family home, ideally located close to local schools, excellent transport links, and within easy reach of the seafront. The towns of Bexhill, Battle, Rye and Eastbourne are also just a short drive away, making this a wonderfully convenient setting.

Dating back to the early 1800s, the property has been sympathetically extended over the years to create a generous family home. The accommodation includes four well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite, in addition to a modern family bathroom.

On the ground floor, there is a large family lounge with a feature fireplace, a spacious dining room with doors opening directly onto the rear garden, a fitted kitchen, utility room and WC. A bright conservatory to the side of the house provides an additional reception space, ideal for entertaining or relaxing.

Externally, the home offers off-road parking for multiple vehicles, an integral double garage, and extensive gardens to the side and rear. The gardens are filled with mature plants, shrubs and trees, complemented by useful storage buildings, making this an excellent space for families and keen gardeners alike.

This wonderful period home, combining character with modern comfort, is available through the vendor's sole agents, Just Property. Viewing is highly recommended.

ROOM DIMENSIONS

Front Door	En- Suite
Porch	Bedroom 14'2" x 10'2" (4.34 x 3.12)
Family Lounge 24'2" x 12'2" (7.37 x 3.73)	Bedroom 12'4" x 9'6" (3.78 x 2.92)
Kitchen 17'3" x 10'2" (5.26 x 3.12)	Bedroom 10'0" x 7'4" (3.07 x 2.24)
Utility Room 10'2" x 7'8" (3.12 x 2.34)	Bathroom
Dining Room 18'8" x 9'8" (5.69 x 2.95)	Double Garage 18'11" x 16'6" (5.79 x 5.05)
WC	Off Road Parking
Conservatory 15'8" x 12'11" (4.78 x 3.96)	Rear Gardens
Stairs To First Floor Landing	Storage Sheds
Principle Bedroom 19'3" x 18'6" max (5.87 x 5.66 max)	

FEATURES

- Detached Family Home
- Beautiful Rear Gardens
- Principle Bedroom With En suite
- Double Garage and Off Road Parking
- Three Reception Rooms
- Gas Central Heating - Solar Panels Fitted
- Conservatory
- Extensive Gardens
- Rear Dining Room

