



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

Welcome to

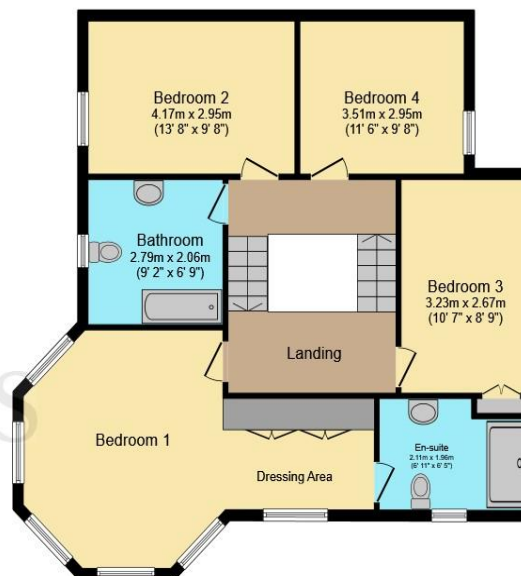
Filsham Road, St. Leonards-On-Sea

FOX AND SONS ARE PROUD TO PRESENT this one of a kind detached property situated in the ever desirable St Leonards on sea located on Filsham Road.





Ground Floor



First Floor

Hallway

Lounge

16' 4" x 16' 2" (4.98m x 4.93m)

Utility

Study

25' 2" x 11' 11" (7.67m x 3.63m)

Kitchen/ Dining Room

28' 7" x 19' 7" (8.71m x 5.97m)

Cloakroom W/C

Landing

Bedroom One

24' 6" x 15' 8" (7.47m x 4.78m)

Ensuite

Bedroom Two

13' 8" x 9' 8" (4.17m x 2.95m)

Bedroom Three

10' 7" x 8' 9" (3.23m x 2.67m)

Bedroom Four

11' 6" x 9' 8" (3.51m x 2.95m)

Bathroom

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.

Welcome to

Filsham Road, St. Leonards-On-Sea

- STUDIO/OFFICE SPACE
- OCTAGONAL LIVING SPACE
- OFF ROAD PARKING
- CLOSE TO STATIONS
- NEAR THE SEA-SIDE

Tenure: Freehold EPC Rating: C

offers in excess of

£685,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS120462



Property Ref:
HAS120462 - 0006

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.

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fox & sons



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk