



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

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Offers In The Region Of £550,000

PCM Estate Agents are delighted to present to the market this UNIQUE FOUR/FIVE BEDROOM DETACHED HOUSE, offered to the market CHAIN FREE and is a property that effortlessly combines CHARACTER AND CHARM with MODERN DAY COMFORTS. Situated on a generous plot in the sought-after area of West St Leonards, this unique home offers a wealth of character, versatile living spaces, and BEAUTIFULLY LANDSCAPED GARDEN, making it an ideal choice for family living.

Originally built in the early 1800s, the house has been thoughtfully extended over the years to create a spacious and adaptable home. The property does also benefit from modern comforts including gas-fired central heating, double-glazed windows throughout and SOLAR PANELS that contribute to making the home more energy efficient. The property occupies a DESIRABLE POSITION within easy reach of well-regarded schools, local amenities, and excellent transport links, making it both convenient and appealing.

The accommodation is generously arranged over two floors. Upon entering the property, you are greeted by a welcoming porch that leads into a LARGE OPEN PLAN LOUNGE-DINING ROOM. This inviting space, complete with a WOOD BURNER, is perfect for entertaining guests or enjoying cosy family evenings. Adjacent to the lounge is a bright and airy CONSERVATORY, offering views and direct access to the gardens, creating a seamless connection between indoor and outdoor living.

The kitchen is both practical and well-appointed, featuring a gas AGA alongside a separate electric cooker, while a separate UTILITY ROOM and a GROUND FLOOR WC add further convenience. An ADDITIONAL RECEPTION ROOM on this level provides VERSATILE SPACE, ideal for use as a study, craft room, or hobby area.

On the first floor, the landing leads to a DUAL ASPECT MASTER BEDROOM with an EN-SUITE bathroom, THREE FURTHER BEDROOMS, each thoughtfully designed, and a well-presented family bathroom complete the upper level, offering plenty of space for a growing family.

Outside, the property continues to impress. A BLOCK PAVED DRIVEWAY to the front provides AMPLE PARKING and leads to a DOUBLE GARAGE. The front garden extends alongside the conservatory, while the rear garden is a true

highlight. This space features multiple seating areas including a lawned area with mature planting, creating a garden perfect for relaxation or entertaining. For the green-fingered enthusiast, there are TWO GREENHOUSES and several useful storage outbuildings, adding practicality to the charm.

This captivating family home offers a rare combination of HISTORIC CHARACTER with MODERN COMFORTS and an enviable location.

Contact PCM Estate Agents today to arrange your private tour.

DOUBLE GLAZED FRONT DOOR

Opening to@

PORCH

Dual aspect with double glazed windows to both side elevations, vaulted and beamed ceiling, tiled flooring, further wooden door opening to:

LOUNGE-DINING ROOM

24'2 x 12'3 (7.37m x 3.73m)

Wood flooring, television point, fireplace with stone hearth and inset wood burning stove, under stairs storage cupboard, stairs rising to upper floor accommodation, radiator, two double glazed windows to front aspect, double glazed French doors to conservatory and wooden door to:

KITCHEN

17'3 x 10'3 (5.26m x 3.12m)

Part tiled walls, tiled flooring, gas AGA in addition to a four ring electric hob with oven below, inset one & ½ bowl drainer-sink unit with mixer tap, incorporated in the sale are two high mounted shelving units and an exposed solid wood dresser with shelving and cupboard space. The ceiling is beamed, there is a double glazed window to rear aspect with views onto the garden and a wooden partially glazed door to garden. Doorway to:

UTILITY

10'3 x 7'8 (3.12m x 2.34m)

Tiled flooring, wall mounted boiler, space for American style fridge freezer, range of fitted wall mounted base level cupboards with kitchen worktops, space and plumbing for washing machine and dishwasher, double glazed window to rear aspect with views onto the garden, doorway to:

WORKSHOP/ HOBBY ROOM/ OFFICE

18'8 max x 9'8 max (5.69m max x 2.95m max)

Radiator, tiled flooring, further base level cupboards and drawers, door to downstairs wc, door to double garage, double glazed window and door to rear aspect with views and access onto the garden.

DOWNSTAIRS WC

Tiled flooring, concealed cistern low level wc, pedestal wash hand basin, ladder style heated towel rail, tiled flooring, tiled walls, double glazed opaque glass window to rear aspect.

CONSERVATORY

15'8 x 13' (4.78m x 3.96m)

Part brick construction with double glazed windows to both front and rear elevations in addition to the side, apex polycarbonate roof, power and lighting, pleasant views over gardens and grounds, double glazed French doors to garden.

FIRST FLOOR LANDING

Wood flooring, loft hatch providing access to loft space, airing cupboard housing immersion heater.

MASTER BEDROOM

19'3 x 18'7 (5.87m x 5.66m)

Wood flooring, built in wardrobes, two radiators, dual aspect room with two double glazed windows to front aspect, double glazed window to rear aspect having lovely townscape views and partial views of the sea, door to:

EN SUITE

Panelled bath with mixer tap, vanity enclosed wash hand basin, dual flush low level wc, radiator, tiled walls, wood effect laminate flooring, double glazed window to rear aspect.

BEDROOM

14'3 x 10'3 (4.34m x 3.12m)

Radiator, two double glazed windows to front aspect.

BEDROOM

12'5 x 9'7 max (3.78m x 2.92m max)

Radiator, double glazed window to rear aspect having partial views of the sea.

BEDROOM

10'1 x 7'4 (3.07m x 2.24m)

Measurement excludes door recess and alcove. Radiator, fireplace, double glazed window to front aspect.

BATHROOM

Panelled bat with electric shower over, glass shower screen, contemporary pedestal wash hand basin, concealed cistern low level wc, ladder style heated towel rail, part tiled walls, vinyl flooring, radiator, double glazed window to rear aspect.

OUTSIDE - FRONT

Block paved double driveway providing off road parking, pathway to front door, established and well-maintained garden with hedged boundaries, pond area, section of lawn and well-planted areas.

GARAGE

19' x 16'7 (5.79m x 5.05m)

Twin up and over doors, power and light, tiled flooring, personal door leading to the workshop/ hobby room/ office.

REAR GARDEN

Extending off the rear and side elevations, stone patio abutting the property and plenty of seating areas scattered around the garden. There is also a building which is used for storage. The garden is established with a variety of mature plants and shrubs, area of lawn, two greenhouses and a shed. The garden enjoys a pleasant, private and sunny aspect with fenced boundaries.

AGENTS NOTE

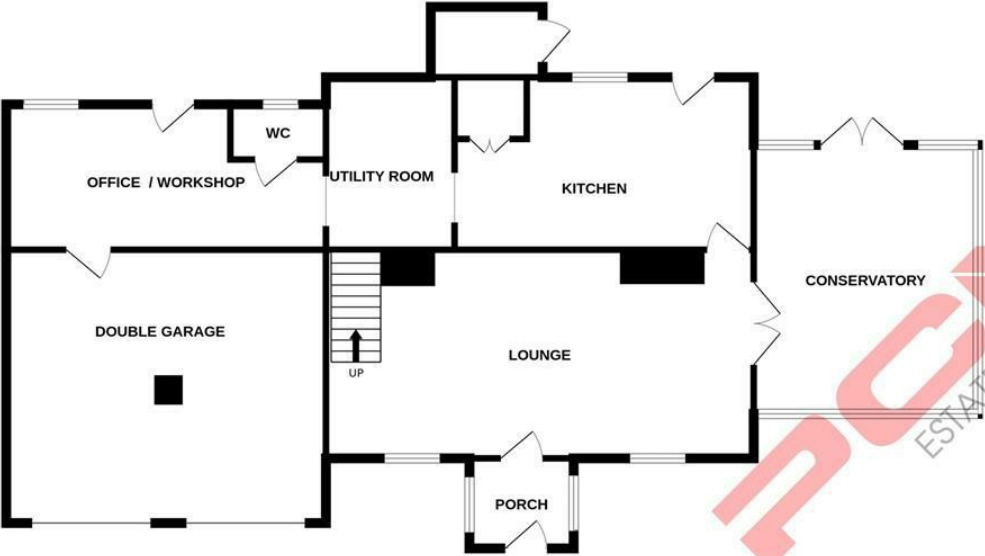
There are solar panels located on the roof that contribute the running costs with any excess feeding back to the grid.



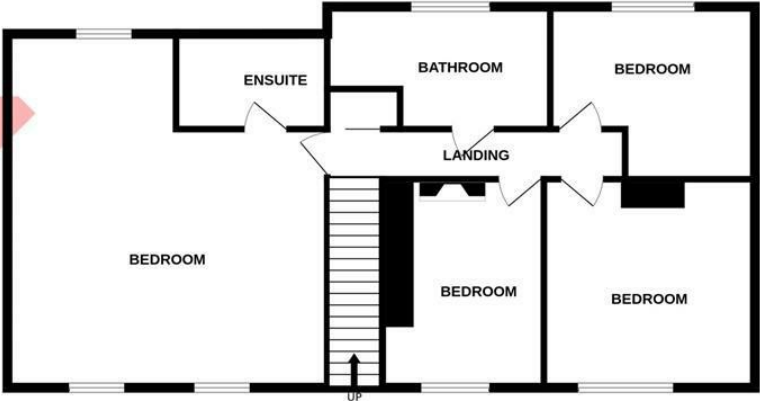




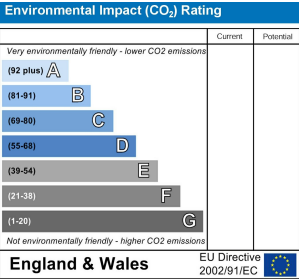
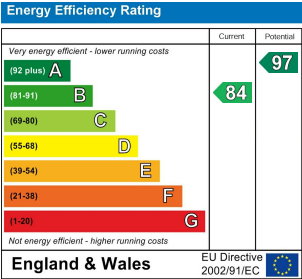
GROUND FLOOR



1ST 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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