

**RUSH
WITT &
WILSON**



**43 Filsham Road, St. Leonards-On-Sea, TN38 0PA
Guide Price £800,000 - £850,000**

*****GUIDE PRICE £800,000 - £850,000***** Be sure to visit this beautifully presented five/six bedroom detached home positioned in an enviable West St. Leonards location with amazing sea views, set within walking distance of the beach and West St. Leonards railway station. Built circa. 1900, the accommodation here enjoys a versatile layout spanning two storeys. The ground floor enjoys a bright, triple aspect, living room/diner with double doors leading out to the rear garden. It features a fabulous kitchen with a large island as the centre piece of the kitchen, plenty of space for a full dining table and views towards the sea. There is a utility room, a separate study and an impressive lounge. There is also a stylish shower room and separate W/C on the ground floor. The first floor houses four bedrooms, three of which are generous double rooms. The main bedroom features a walk in wardrobe and beautiful en suite bathroom with a freestanding, roll top bath. The attractive garden enjoys a raised area of patio and decking with an expanse of lawn beyond; there is a shed and a large timber workshop. To the front of the property there is a driveway providing off road parking. Enjoying a wealth of characterful features including parquet flooring, fireplaces and high ceilings, this fantastic family home is not to be missed. We look forward to showing you around.







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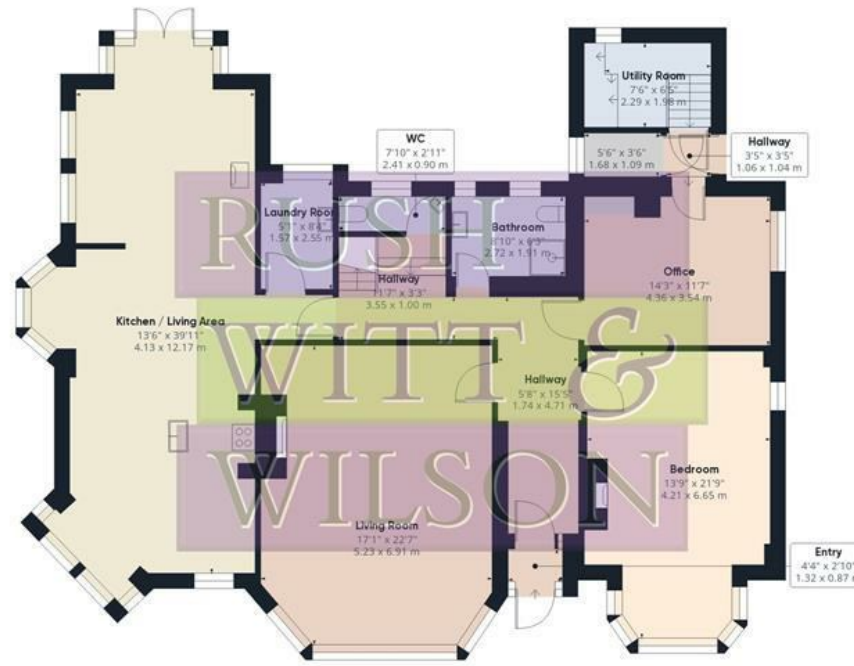
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Floor 0

Approximate total area⁰⁾

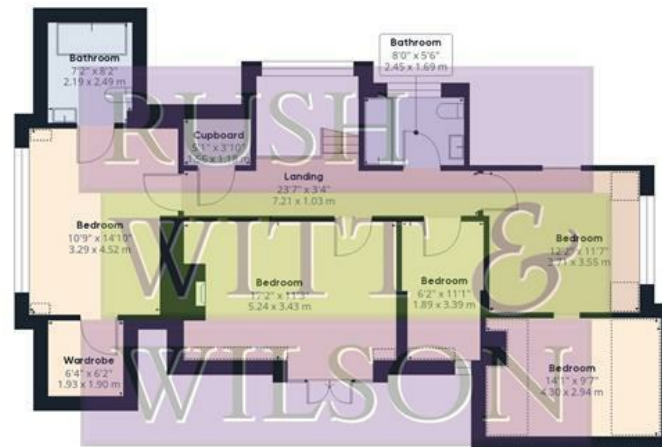
2777.54 ft²

258.04 m²

Reduced headroom

92.34 ft²

8.58 m²



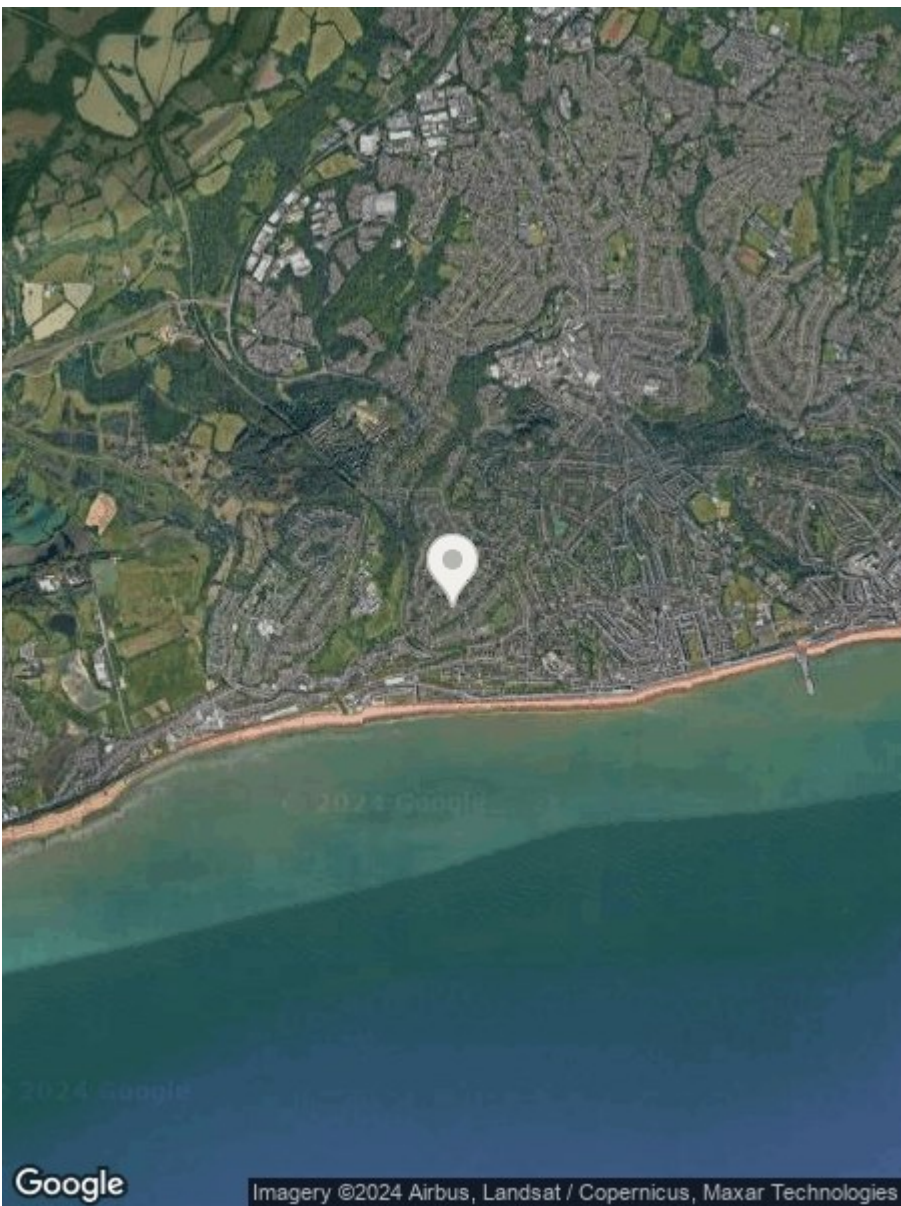
Floor 1

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**