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**27 Filsham Road, St. Leonards-On-Sea, TN38 0PA  
Offers In The Region Of £625,000**



Rush Witt & Wilson are pleased to welcome you to this delightful **FOUR BEDROOM DETACHED** home on Filsham Road, regarded as a sought after area. This property exudes character and offers a generous living space perfect for families and those who love to entertain. With **THREE SPACIOUS RECEPTION ROOMS**, you'll have ample space to host gatherings or simply unwind with your loved ones in comfort and style. Say goodbye to morning queues with not one, but **TWO** bathrooms, ensuring a smooth start to every day. The inviting large entrance hall, complete with a stunning feature staircase, sets the tone for the elegance and potential this home has to offer. On the ground floor, you'll also find a convenient shower room and plenty of storage space throughout including under house storage and into the loft areas to keep your home clutter-free. A true highlight of this property is the **DOUBLE GARAGE** with **AMPLE PARKING**, catering to all your vehicle and storage needs. The expansive plot surrounding the house offers endless possibilities for landscaping, gardening, or even creating your private outdoor haven, perfect for soaking up the summer sun. Located in a favoured area, this home offers more than just a place to live - it offers a lifestyle. Whilst modernisation is needed, this is a fantastic opportunity to add your personal touch and transform this house into your dream home. Don't miss the chance to own a home like this. Arrange a viewing today and start imagining the wonderful memories you'll create in this beautiful space!







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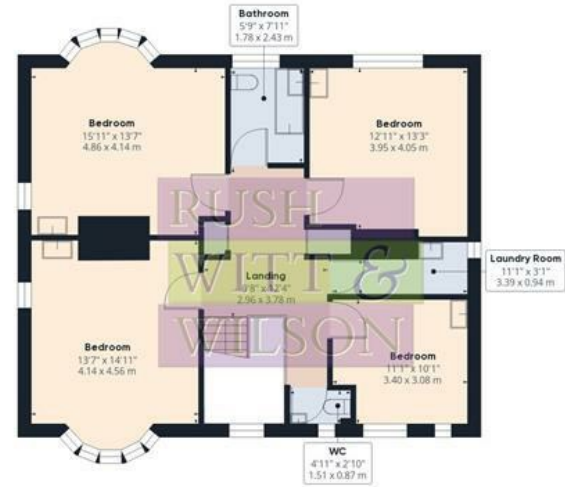








**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

2571.28 ft<sup>2</sup>  
238.88 m<sup>2</sup>

**Reduced headroom**

3.55 ft<sup>2</sup>  
0.33 m<sup>2</sup>

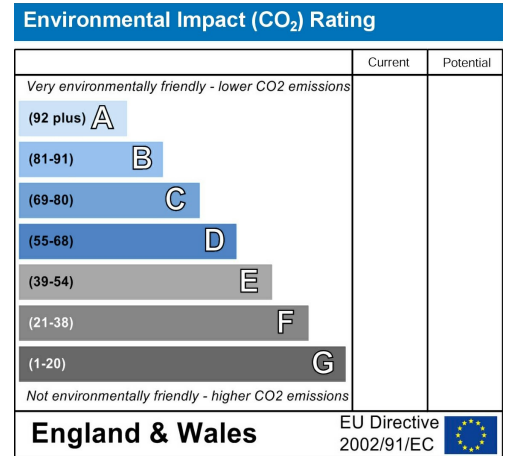
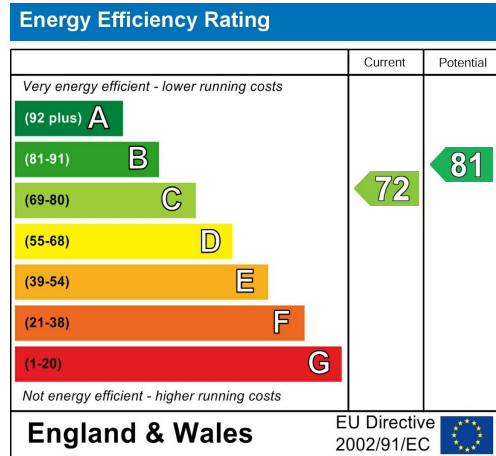
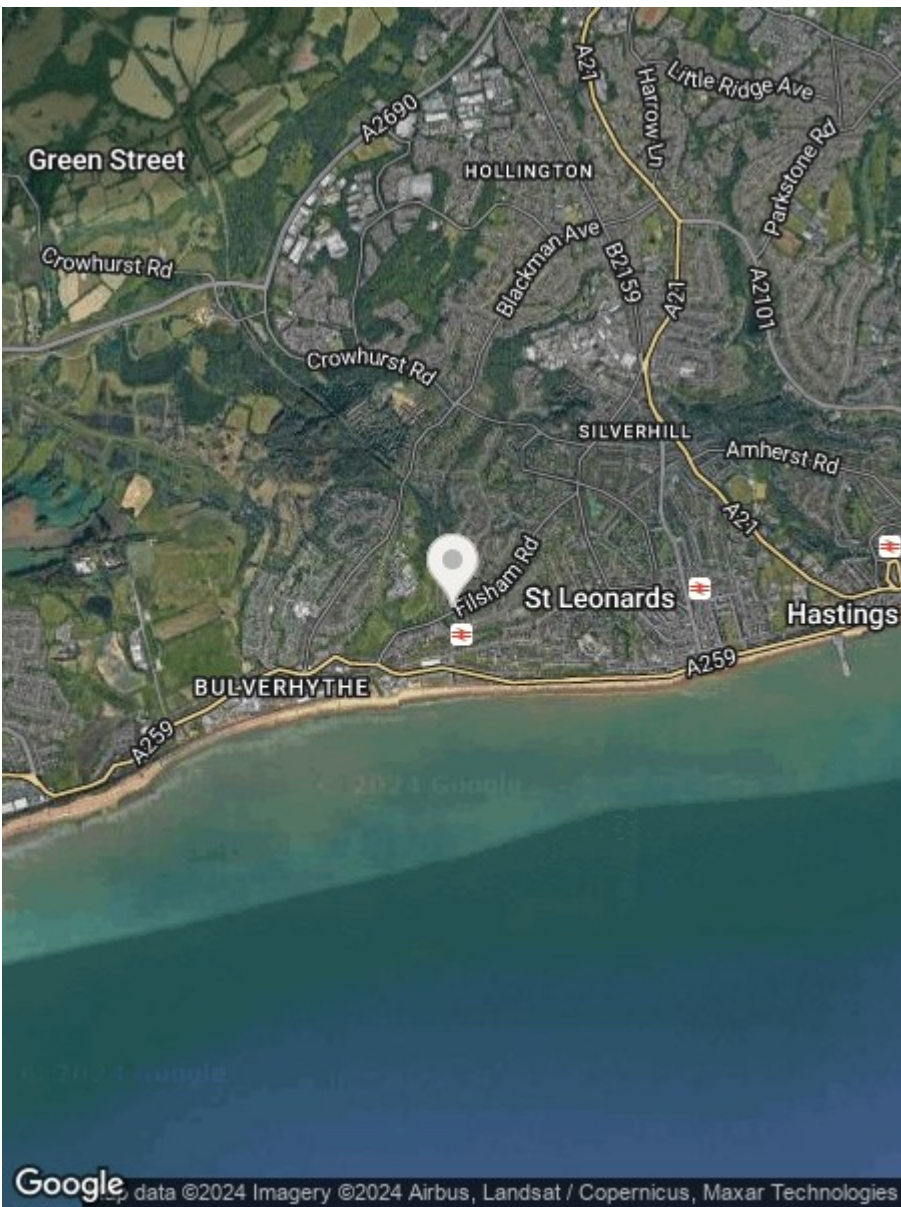
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



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