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**106 Filsham Road, St. Leonards-On-Sea, East Sussex TN38 0PG**  
**Guide Price £850,000 - £900,000**

**\*\*GUIDE PRICE £850,000 - £900,000\*\*** Discover an exceptional opportunity to own this stunning, **CONTEMPORARY FIVE BEDROOM DETACHED HOME**, impeccably maintained and beautifully designed. This residence masterfully blends timeless charm with modern elegance. The home features a bespoke open-plan kitchen/diner, perfect for family gatherings, a spacious living room for relaxation, an office/occasional bedroom and five generously sized bedrooms. Externally with it's striking appearance tucked behind a gated entrance with multiple vehicular parking will make the commute home easy. Brimming with character, the property showcases original features such as arched stained-glass windows and a striking feature fireplace, adding warmth and personality to every room. The master bedroom boasts an en-suite bathroom, offering a private retreat, while outside, you'll find ample off-road parking for several vehicles, along with well-sized front and rear gardens, perfect for entertaining or enjoying quiet moments outdoors. Located in the desirable West St Leonards area, which connects Hastings and Bexhill, this home is ideal for families seeking space and convenience. It is within easy reach of local schools, bus routes, and the West St Leonards mainline railway station, making commuting a breeze. The nearby seafront promenade adds to the allure, offering beautiful coastal walks just moments away. This elegant, stylish home truly stands out in the street. Early viewings are highly recommended - don't miss your chance to experience all this fine detached residence has to offer. Contact Rush Witt & Wilson to arrange your visit today!





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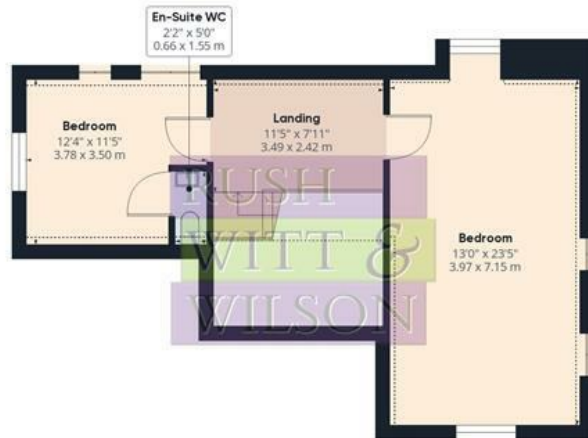
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**Floor 0**



**Floor 1**



**Floor 2**

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

2993.01 ft<sup>2</sup>

278.06 m<sup>2</sup>

**Balconies and terraces**

199.99 ft<sup>2</sup>

18.58 m<sup>2</sup>

**Reduced headroom**

96.77 ft<sup>2</sup>

8.99 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	65	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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