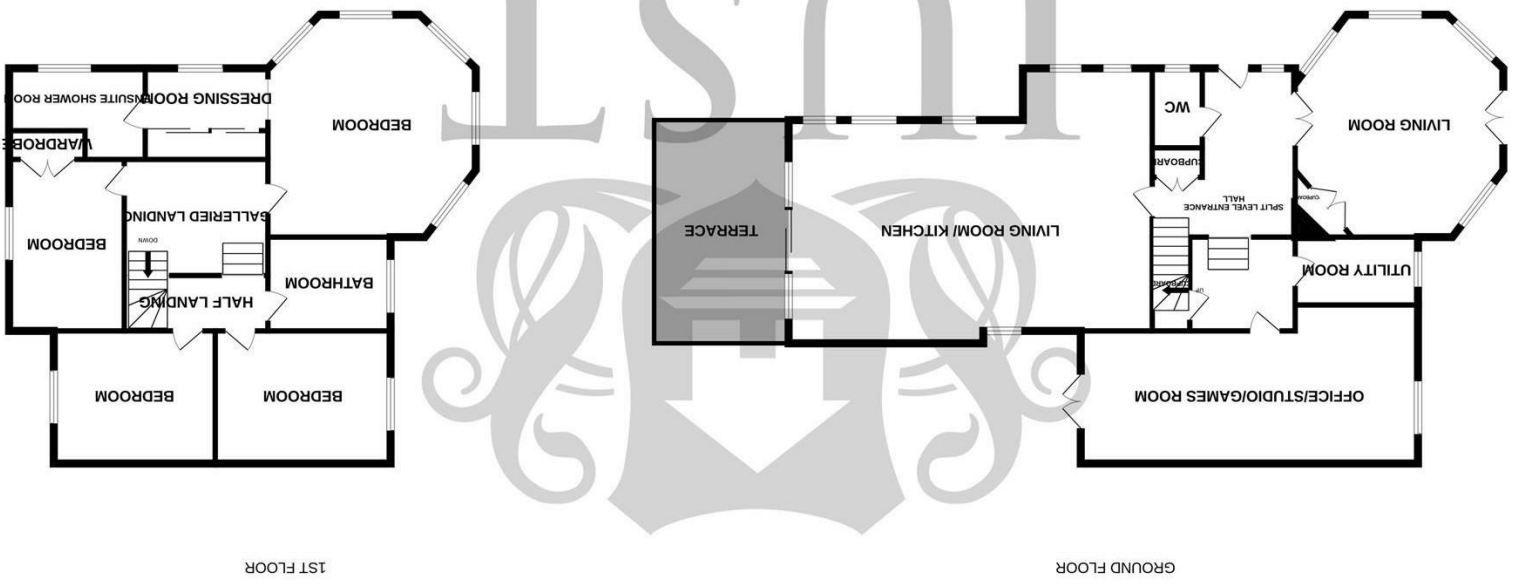


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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. Made with Metropix ©2024

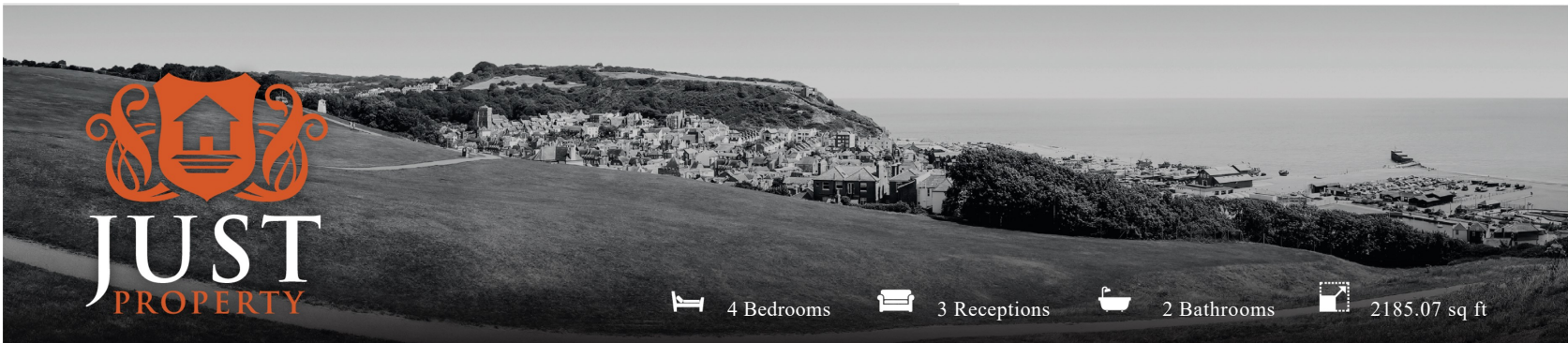
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Decent	(69-80) C
Not energy efficient - higher running costs	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
	(1-20) H
Energy Efficiency Rating	75
Current	81
Potential	



# FLOORPLANS

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

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms   3 Receptions   2 Bathrooms   2185.07 sq ft

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

Freehold

# £725,000







4 Bedrooms 3 Receptions 2 Bathrooms 2185.07 sq ft

## PROPERTY DETAILS

A unique and individual architect designed detached family residence, situated on the highly desirable Filsham Road in St Leonards. The property occupies a substantial corner plot close to local schools, a few moments walk away from the train station with connections to London, Eastbourne and Brighton, as well as the fantastic seafront and promenade. The towns of Bexhill, Hastings, Eastbourne, Battle and Rye can all be found a short drive away.

The accommodation is uniquely designed and offers a well proportioned entrance hallway with useful ground floor WC, a beautiful and light family lounge with featured fireplace and French doors leading to the wraparound gardens, a stunning fitted kitchen with dining and lounge space benefitting from underfloor heating, and double doors leading to a patio and a sun trap enclosed garden area.

There is also a useful additional studio/office area measuring in excess of 7m as well as a utility room completing the accommodation. To the first floor on the split-level landing are two well proportion double bedrooms and a family bathroom, there is also a further double bedroom with built-in storage and a wonderful principal bedroom suite, with spacious dressing area and modern ensuite shower room.

Externally the property has off-road parking for three vehicles, secure gates providing access to the wraparound garden with many established plants and shrubs as well as a sun terrace to enjoy over the local area and views out towards Eastbourne and the coast.

Further benefits of this amazing and well proportioned family home, include UPVC double glazing and gas fired central heating.

To fully appreciate the position, size and individual design of this wonderful home, viewings are via the vendors choice of agents Just Property. Please call 01424 444100 for more details.



## ROOM DIMENSIONS

Front Door	Bedroom
Hallway	11'6" x 9'8" (3.51 x 2.97)
WC	Family Bathroom
6'2" x 3'10" (1.88 x 1.17)	8'11" x 6'11" (2.72 x 2.11)
Living Room	Bedroom
15'8" x 15'7" (4.78 x 4.75)	10'9" x 8'9" (3.30 x 2.67)
Reception Room / Studio	Principle Bedroom
24'8" x 8'11" (7.54 x 2.74)	15'8" x 15'7" (4.80 x 4.75)
Kitchen / Dining / Open Plan Lounge	Dressing Room
28'4" x 15'1" (8.64 x 4.62)	8'11" x 4'5" (2.72 x 1.35)
Laundry Room	En Suite Shower Room
8'11" x 5'1" (2.72 x 1.55)	12'0" x 6'5" (3.66 x 1.98)
Stairs To First Floor	Off Road Parking
Landing	Wrap Around Garden
Bedroom	Patio Area
12'11" x 9'8" (3.94 x 2.97)	Rear Garden

## FEATURES

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Three Minutes To St Leonards Train Station
- Large Garden Spaces & Patio Areas
- Wonderful Open Plan Kitchen and Living Space
- Split Level Accomodation
- Near To Beaches and Promenade
- Schools Nearby
- Beautiful Interiors

