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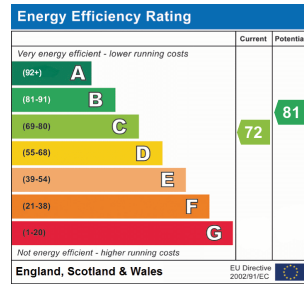
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27 Filsham Road, St Leonards-on-Sea, East Sussex TN38 0PA **£625,000 freehold**

A substantial detached character property with private and established gardens, off-road parking, garaging, close to mainline station. No onwards chain.

Period Detached House	4 Bedrooms	3 Reception Rooms	Double Garage
Mature Gardens	Character Features	In Need of Modernisation	No Onward Chain

## Description

27 Filsham Road is believed to have been built in the early 1900s and retains many of the character features that you would expect to find in a property of this era, to include solid mahogany doors, tall skirting boards and ornate cornicing. The main entrance hall is a very impressive space with original wide turned staircase with stained glass window and the property is currently arranged as having three principle reception rooms, all of a generous size with bay windows, giving a bright and spacious feel. There is a large kitchen/breakfast room, an ideal entertaining space, as well as a number of auxiliary rooms and storage cupboards. There is also a downstairs shower room/WC. To the first floor there is a spacious landing with separate WC and laundry room. All four of the bedrooms are of a generous size with the rear bedrooms enjoying pleasant far reaching views. Externally the property is approached via a block paved driveway which provides parking for several vehicles. There is a substantial double garage with remote controlled up-and-over door which gives access into the rear garden which is very well established with mature trees and shrubs giving the property a very private feel. The property is offered to the market with no onwads chain and although in need of some modernisation, it has huge potential to create a very comfortable and impressive family home.

The property is situated a short walk from a mainline station which offers services into London Charing Cross. St Leonards is generally well served for schooling, both comprehensive and private, most High Street shops and supermarkets and recreational facilities.

## Directions

Upon approaching St Leonards on the A21, proceed to the very bottom of Sedlescombe Road North, turning right onto Sedlescombe Road South, through Silverhill, continuing straight over the lights onto The Green. Turn right into Filsham Road, continue down the road and approximately 3/4 of the way down the property will be found as the fourth property on the right after Gleneagles Close. What3Words: ///level.deck.match

## COVERED ENTRANCE PORCH

Door into

## INNER HALLWAY

14' 11" x 14' 7" (4.55m x 4.45m) max, original turned staircase with half landing and stained glass window to the front, picture rail, decorative cornicing, small under stairs storage cupboard, radiator, tall skirting boards.

## SHOWER ROOM

8' 2" x 6' 1" (2.49m x 1.85m) window to the front, shower unit with chrome fittings, WC, vanity unit with cupboards under, tiled walls, heated towel rail.

## SITTING ROOM

14' 11" x 13' 8" (4.55m x 4.17m) plus bay window, double aspect room with window to the front and side, fireplace with carved wooden surround and mantle, picture rail, cornicing.

## DRAWING ROOM

17' 6" x 13' 8" (5.33m x 4.17m) plus bay window, double aspect room with window to the side and rear, centered around a fireplace (currently not in use) with carved surround and mantle.

## DINING ROOM

17' 6" x 13' 8" (5.33m x 4.17m) Sliding doors into rear garden, door into the

## SIDE PORCH

With a pantry, larder and storage cupboard, quarry tiled floor, door to outside.

## KITCHEN/BREAKFAST ROOM

21' 6" x 11' 10" (6.55m x 3.61m) Triple aspect room, windows to either side and to the rear with sliding door onto rear patio, variety of wall and base units incorporating cupboards and drawers, four ring ceramic hob, double stainless sink drainer unit with mixer tap, tiled walls, space for American style fridge/freezer, ample working surface, door to dining room, door to side porch.



## LANDING

17' 7" x 10' 0" (5.36m x 3.05m) Loft access, stained glass window to the front of the property, airing cupboard, additional storage cupboard

LAUNDRY ROOM: With window to side, butler sink, plumbing for washing machine and space for tumbledryer.

## SEPARATE WC

WC, wall mounted hand basin, window to front.

## BEDROOM ONE

15' 11" x 13' 7" (4.85m x 4.14m) Window to the side and bay window to rear taking in pleasant far reaching views, fitted wardrobes, vanity unit with basin and cupboards and drawers under.



## BEDROOM TWO

13' 3" x 13' 0" (4.04m x 3.96m) Window to the rear of the property, vanity unit with cupboard under.

## BEDROOM THREE

14' 11" x 13' 7" (4.55m x 4.14m) A double aspect room with bay window to the front, window to the side, vanity unit with basin, ornamental fireplace with decorative surround and mantle.

## BEDROOM FOUR

11' 3" x 10' 2" (3.43m x 3.10m) Two windows to the front of the property, vanity unit with cupboards under, fitted wardrobe.

## BATHROOM

7' 10" x 5' 9" (2.39m x 1.75m) Window to the rear of the property, vanity unit with cupboards under, WC, bidet, bath, tiled walls.

## OUTSIDE

To the front of the property there is a large driveway providing off-road parking for several vehicles which leads to a

## GARAGE

18' 7" x 17' 9" (5.66m x 5.41m) Remote controlled up-and-over door, courtesy door to rear.

## FRONT GARDEN

Well established with pathway leading to the front door with areas of lawn to either side and an attractive wisteria.

## REAR GARDEN

Accessed from the dining room and the kitchen there is a patio area with steps down into the garden which gently slopes away from the property, predominantly laid to lawn with established borders and mature trees, which make the garden very private, and there is an ornamental pond.



## COUNCIL TAX

Band F  
Hastings Borough Council

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.