



33 Filsham Road,
ST LEONARDS-ON-SEA,
East Sussex,
TN38 0PA



33 Filsham Road

Guide Price £700,000 to £725,000. An individual detached 4/5 bedroom family house fronting Filsham Road amidst an established area of garden in a corner plot and close to local schooling and West St Leonards station. The property is appointed to an exceptional standard and enjoys views over the town towards the sea. Viewing is highly recommended.

Features

DETACHED FAMILY HOME

4 BEDROOMS

POTENTIAL ANNEXE
ACCOMMODATION

OFF-ROAD PARKING

WELL EQUIPPED KITCHEN

IMPRESSIVE OCTAGONAL LIVING
ROOM

CLOSE TO STATION

BEAUTIFULLY PLANTED GARDENS

HOME OFFICE



Description

Guide Price £700,000 to £725,000. Individually designed and built in 2009 this attractive detached family home is well placed for all the benefits of town living with a station with trains to London terminals within 4 minutes walking distance. Inside, the accommodation is laid out over an attractive split level entrance hall with galleried landing above and at the heart of the house is a stunning kitchen-diner/living room with a full compliment of integrated appliances that opens with sliding doors to the terrace and gardens. From the kitchen there are attractive views and the benefit of under floor heating. The octagonal lounge has a gas fire and in addition, at garden level, is a versatile 24' office/studio/bedroom that could be converted into a ground floor suite and we understand there is accessible plumbing in place. There are four bedrooms, the master enjoying an en-suite shower room and dressing area with extensive storage throughout and attractive views. The gardens have been beautifully planted and offer a good deal of privacy being surrounded by mature hedging and fencing. There is also the benefit of two off-road parking spaces. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hasting and at the Bannatynes roundabout take the first exit onto The Ridge and proceed along bearing right at the second roundabout onto Queensway. Proceed all the way along through the lights to the roundabout at Harley Shute Road and proceed straight over into Gillsmans Hill. Take the second right into Fern Road and continue along taking the first left into Gresham Road and proceed up the hill. At the top turn right onto Filsham Road where the property will be found on the right hand side just on the corner of Gleneagles Drive. What3Words: [///decks.icons.puddles](https://www.what3words.com/decks.icons.puddles)



THE ACCOMMODATION

Comprises covered porch with outside lighting, panelled and glazed door through to

SPLIT LEVEL RECEPTION HALL

With galleried landing above.

WC

With obscured window to side, fitted with a circular bowl sink with mixer tap and low level WC.

OCTAGONAL SITTING ROOM

16' 7" (5.05m) diameter. Enjoying a triple aspect with views of the garden, central real flame gas fire.

UTILITY ROOM

9' 0" x 5' 0" (2.74m x 1.52m) With window to side, tiled floor, space and plumbing for appliances with working surface and fitted wall cabinets, large under stairs cupboard to lower hallway.

STUDIO/OFFICE

24' 9" x 9' 9" (7.54m x 2.97m) A double aspect room with double doors to patio and garden and with plumbing available for and en-suite, ideal as a self-contained suite.

KITCHEN-DINER/LIVING ROOM

28' 7" x 15' 1" (8.71m x 4.60m) widening to 19' 6" (5.94m) . An impressive vaulted room with glazed roof lantern, having a triple aspect. The kitchen is fitted with a range of base and wall mounted units providing cupboards and drawers with integrated dishwasher, bin store, fridge and freezer with fitted double oven. There are large areas of granite work surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, four ring hob (two gas, two induction) with extractor hood above. The kitchen has a fitted central island and opens into the dining and living areas with sliding doors out to the decked terrace and garden.

HALF LANDING





BEDROOM

11' 6" x 9' 9" (3.51m x 2.97m) Window to rear.

BEDROOM

13' 0" x 9' 9" (3.96m x 2.97m) Window to front, loft access.

BATHROOM

9' 0" x 7' 0" (2.74m x 2.13m) With obscured window to front, tiled walls and floor with P-shaped bath with shower and shower screen, heated towel rail, low level WC and vanity sink with mirror above.

MASTER BEDROOM

15' 7" x 15' 8" (4.75m x 4.78m) Overall, having a triple aspect and opening into the

DRESSING ROOM

8' 4" x 4' 7" (2.54m x 1.40m) Range of two large double wardrobe cupboards, opening to

EN-SUITE

12' 0" x 6' 6" (3.66m x 1.98m) Obscured window to side, fitted with a large tile enclosed shower with glazed screen, heated towel rail, low level wc, vanity sink unit with lit mirror above.

BEDROOM

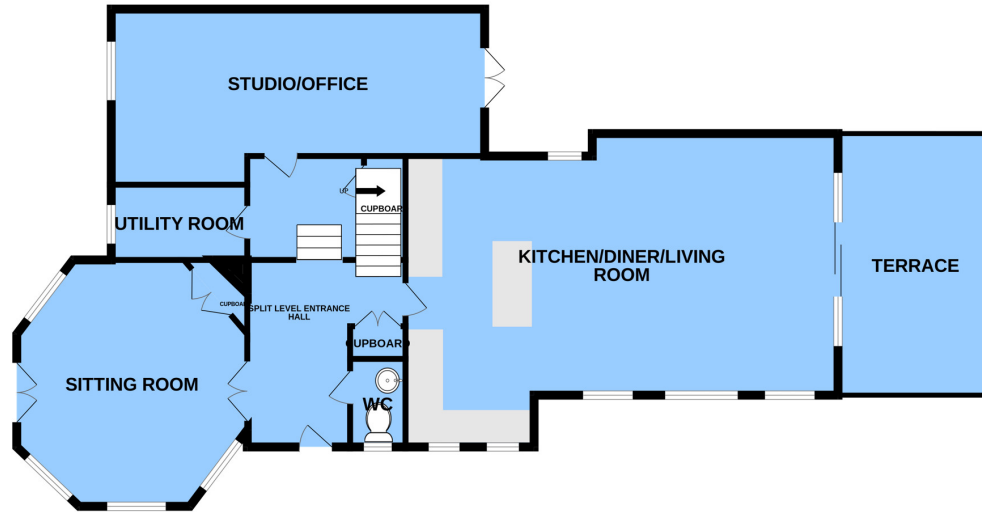
10' 10" x 8' 10" (3.30m x 2.69m) With window taking in far reaching views and fitted with a large double wardrobe with hanging and shelving.

OUTSIDE

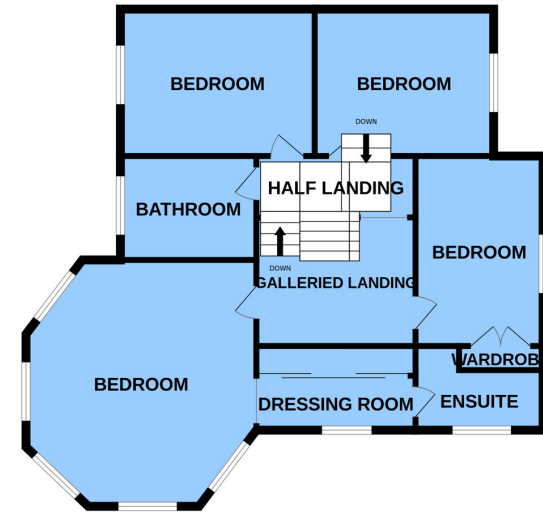
The property has a block paved driveway with secure gates leading to a further block paved area to the side with access to the covered porch and the front door. To the front a gravel pathway wraps around with areas of lawn enclosed with fence and hedge and with a sunken gravel garden, all planted with mature shrubs and trees. To the rear is a raised area of decking forming the terrace which takes advantage of the far reaching views and leads down onto the garden. There is a pathway that connects to the lower ground floor office/studio/bedroom with planted borders and areas of lawn with additional patio and decked areas.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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.
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