



10 Filsham Drive, Bexhill-on-Sea, East  
Sussex TN40 2RX



## PROPERTY DESCRIPTION

An impressive three bedroom semi-detached family home which has been extended by the current vendors. The property is situated in a quiet location but still within a short drive of Ravenside & the beach whilst also being close to local primary schools and Bexhill Sixth Form College. The accommodation is set over two floors and the ground floor comprises; entrance porch, entrance hall, cloakroom/WC, bright lounge with fireplace, impressive and modern kitchen/dining/family room with contemporary finishing and plenty of natural light. On the first floor there are three bedrooms and a modern family bath/shower room. Outside there is off road parking for multiple cars, TWO GARAGES both with power and lighting and a pleasant well maintained garden with secluded patio area. EPC - E.

## FEATURES

- Extended Three Bedroom Semi-Detached House
- Impressive Kitchen/Dining/Family Room With French Doors & Skylight
- Separate Lounge With Fireplace
- Modern Family Bath/Shower Room
- Ground Floor Cloakroom/WC
- Off Road Parking For Multiple Cars
- Two Garages Both With Power & Lighting
- Pleasant Garden With Secluded Patio Area
- Short Drive To Ravenside & Beach With Primary Schools & Bexhill College Nearby
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC door with double glazed frosted glass inserts, double glazed frosted glass window to the front and double glazed window to the side, tiled floor, spotlights.

### Entrance Hall

Accessed via UPVC door with double glazed patterned inserts, double glazed patterned glass window to the front, stairs rising to the first floor, under-stairs storage, radiator.

### Cloakroom/WC

Double glazed patterned window to the side, low level WC, wash hand basin with mixer tap, radiator.

### Lounge

14' 7" x 11' 7" (4.45m x 3.53m) Double glazed window to the front, ceiling coving, radiator, feature fireplace with mosaic tiled surround and slate hearth.

### Kitchen/Dining/Family Room

21' 2" max x 19' 5" (6.45m max x 5.92m) Double glazed French doors and windows to the rear overlooking the garden, double glazed door to the side, skylight, a very impressive and extended room.

A range of quality working surfaces with inset sunken one and half bowl sink unit with grooved drainer, space for range style cooker with large stainless steel extractor fan over, a vast range of matching wall and base cupboards with fitted drawers, space for washing machine and tumble dryer, space for American fridge/freezer, built-in dishwasher, spotlights, vertical radiator, wall lights, feature low hanging pendant lights.

### First Floor Landing

Double glazed window to the side, access to loft space via hatch (boiler in the loft), cupboard.

### Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m) Double glazed window to the rear overlooking the neighbouring field, ceiling coving, radiator, built-in cupboard.

### Bedroom Two

12' 6" x 9' 7" (3.81m x 2.92m) Double glazed window to the front, ceiling coving, radiator, built-in cupboard.

### Bedroom Three

9' 1" x 7' 10" (2.77m x 2.39m) Double glazed window to the front, ceiling coving, radiator, a range of built-in cupboards

### Bath/Shower Room

Double glazed patterned window to the rear, a re-fitted and modern four piece white suite comprising; large shower cubicle with shower over, jacuzzi bath with mixer tap and handheld attachment, low level WC, wash hand basin with mixer tap, heated towel rail.

### Garage One 17'4 x 12'1

Accessed via up and over door, window to the rear, power and lighting.

### Garage Two 17'4 x 8'7

Accessed via up and over door, window to the rear, power and lighting.

### Outside

To the front there is a concrete driveway providing off road parking for multiple cars and leads to the gated rear access, area laid to lawn with shrub borders.

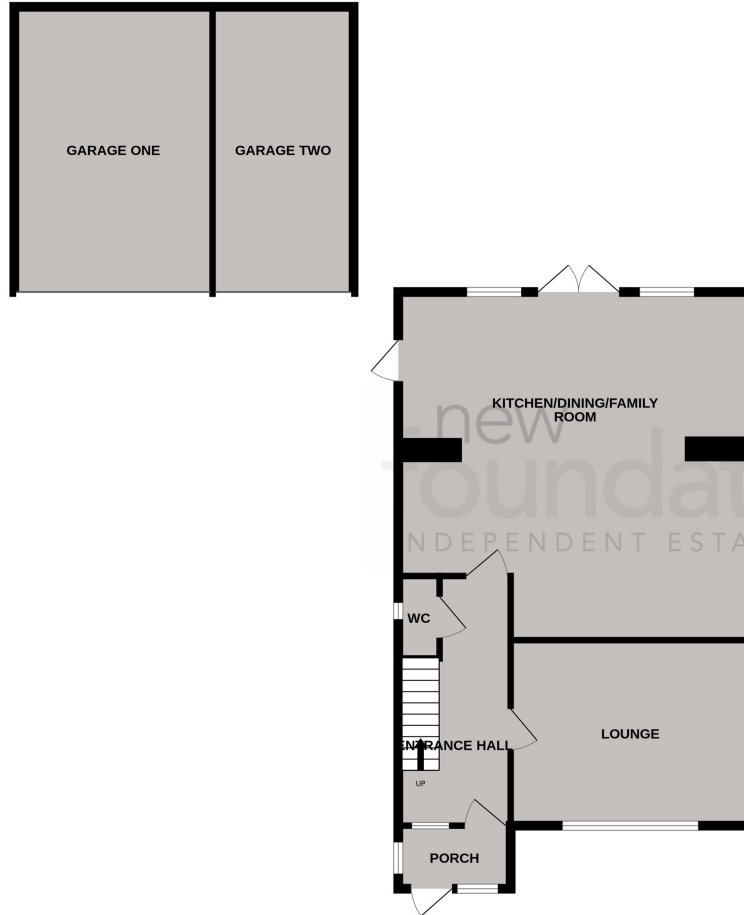
### Outside

Accessed from the side door of the kitchen there is a hard standing area currently used for table and chairs and screened by fencing but could be opened up for extra parking and leads to both of the garages

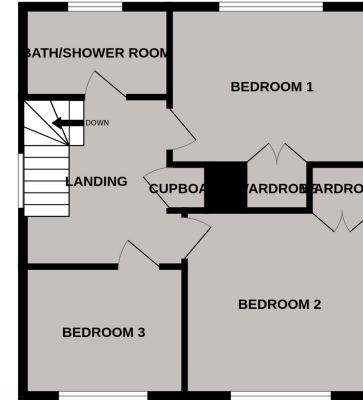
Accessed from the French doors there are steps down to the rear garden which is mainly laid to lawn with various shrubs borders and raised beds, area laid with stones and currently used as a seating area, gate through to another area of garden which is a large patio area ideal for entertaining and surround by well planted raised beds.

# FLOORPLAN

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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