

Campbell's Estate Agents
 74 High Street, Battle, East Sussex TN33 0AG
 tel: 01424 774774
 email: info@campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

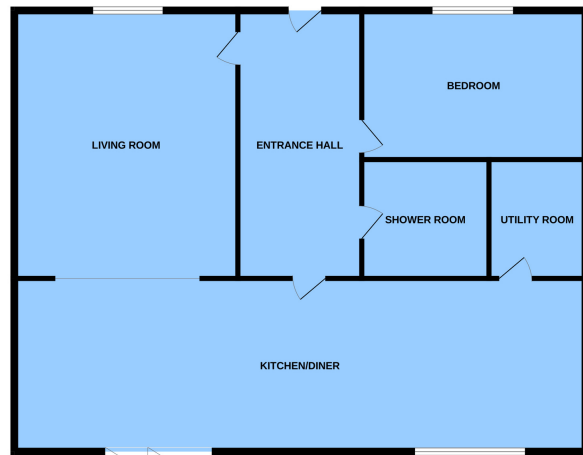
Campbell's

your local independent estate agent

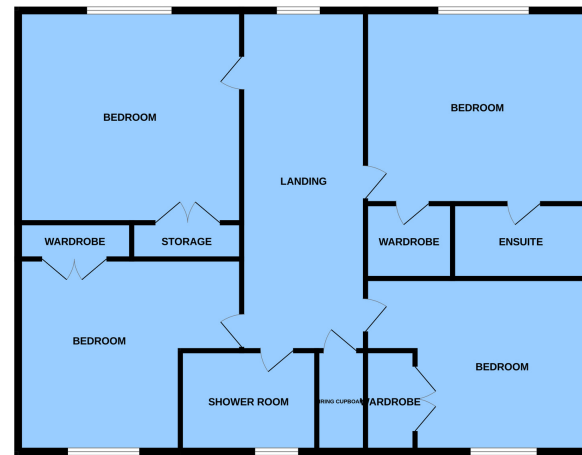
www.campbellsproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.
 Made with Metropix ©2024



56a Filsham Road, St Leonards-on-Sea, East Sussex TN38 0PA **£699,950 freehold**

Located within the sought after West St Leonards area of the town is this modern detached five bedroom family home offering sea views, landscaped garden, off-road parking and gated entrance.

- Detached Modern Home
- Open Plan Kitchen/Living Area
- 5 Bedrooms
- High Specification
- Landscaped Gardens
- Views to the Sea
- Off-Road Parking
- Protex Warranty

Description

A modern detached five bedroom, three bathroom house with superb views towards the sea and Beachy Head. Built within the last two years and with the remainder of a 10 year Protek warranty. Located within the favourable West St Leonards region of the town, the property has been built to a high specification with under floor heating throughout, UPVC double glazed windows and an Air Source heatpump which heats the entire home via the underfloor heating.

A spacious entrance hall gives access to a large living room which is partially open to the spacious kitchen/dining room which is fitted with a modern kitchen with integrated appliances and bi-fold doors to the garden. There is a separate utility room, a ground floor bedroom and shower room. To the first floor the master bedroom has a walk-in wardrobe and en-suite shower room and there are three further double bedrooms serviced by a family shower room.

Accessed via an electric gate the property offers off-road parking for multiple vehicles and gardens to both the front and rear. Viewing is highly recommended.

Directions

From West St Leonards mainline station proceed right into Filsham Road and proceed up the hill where the property will be found on the right hand side opposite the turning to Cypress Close.

What3Words:///loving.sheets.decent

ENTRANCE HALL

Composite double glazed front door to entrance hall, Karndean flooring, stairs rising to first floor, under stairs storage area, underfloor heating with wall mounted digital control, wall mounted entry phone system, wall mounted security alarm pad.

LIVING ROOM

16' 4" x 12' 8" (4.98m x 3.86m) Underfloor heating with wall mounted digital control, television point, double glazed window to front aspect having pleasant views over the front of the house and partial views of the sea.

KITCHEN/DINING ROOM

13' 3" x 10' 10" (4.04m x 3.30m) Large open plan room with double glazed window and bi-folding doors to the rear garden, Karndean flooring with underfloor heating, wall mounted digital control. The kitchen is fitted with a matching range of base and wall mounted cabinets incorporating cupboards and drawers with Silestone worktops and matching upstands over, four ring AEG hob with fitted cooker hood over, two waist level ovens and an integrated microwave, sunken resin sink with mixer tap, space for American style fridge/freezer and integrated dishwasher;



UTILITY ROOM

6' 9" x 6' 4" (2.06m x 1.93m) Karndean flooring with under floor heating with wall mounted digital control, extractor fan for ventilation, range of fitted cupboards with soft-close hinges and Silestone worktops, space and plumbing for washing machine and tumble dryer.

BEDROOM/STUDY

12' 8" x 9' 8" (3.86m x 2.95m) with double glazed window to front taking in pleasant views towards the sea and Beachy Head, underfloor heating with wall mounted digital control.

GROUND FLOOR SHOWER ROOM

with part tiled walls, tiled flooring with underfloor heating and fitted with a large walk-in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level WC, vanity wash hand basin with storage beneath and chrome mixer tap, heated towel rail.

FIRST FLOOR LANDING

with double glazed window to the front, loft access, airing cupboard housing the tank and the controls for the air source heat pump, underfloor heating with wall mounted digital control.

BEDROOM ONE

13' 0" x 11' 9" (3.96m x 3.58m) with window to front taking in the views, underfloor heating with wall mounted digital control, large walk in wardrobe with hanging rails and shelving. Door to



EN-SUITE SHOWER ROOM

with opaque window to side, part tiled walls, tiled flooring, underfloor heating with wall mounted digital control, extractor fan and fitted with a large walk-in shower enclosure with chrome shower fixing, waterfall style shower head and further hand held shower attachment, vanity wash hand basin with mixer tap and ample storage beneath, concealed cistern dual flush low level wc, heated towel rail.

BEDROOM TWO

13' 10" x 12' 4" (4.22m x 3.76m) with window to front taking in the view, underfloor heating with wall mounted digital control, built in wardrobes, television point.

BEDROOM THREE

11' 8" x 9' 10" (3.56m x 3.00m) with window to rear, built in wardrobes, underfloor heating with wall mounted digital control.

SHOWER ROOM

with opaque window to rear, part tiled walls, tiled flooring with under floor heating and wall mounted digital control, extractor for ventilation and fitted with a large walk-in shower enclosure with fitted chrome shower, waterfall style shower head and further hand-held shower attachment, vanity wash hand basin with mixer tap and storage beneath, concealed cistern dual flush low level wc, ladder style heated towel rail,



OUTSIDE

The property is accessed via an electric wooden five bar gate to a block paved drive providing off-road parking for multiple vehicles. There is also a Samsung air source heat pump and outside lighting. A pathway leads round to the rear where there is an area of landscaped and terraced garden with a stone patio abutting the property, feature retaining wall, large section of lawn and a decked patio offering ample outside space. There is a large wooden shed, made from railway sleepers, offering ample storage space with external power points and lighting.

COUNCIL TAX

Hastings Borough Council
Band F - £3,520.78

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.