

**RUSH
WITT &
WILSON**



43 Filsham Road, St. Leonards-On-Sea, East Sussex TN38 0PA
£725,000

One of the finest circa. 1900 five bedroom detached houses' to be found, renovated and refurbished to an exceptional standard by the present owners with stunning sea views. This substantial residence comes with four reception rooms, roll top radiators with gas fired central heating system, original fireplaces, stunning original wood flooring, three bathrooms, breath taking kitchen/breakfast room complete with island and additional family room to the rear, sun balcony, utility room, boiler room, entrance vestibule, double glazed windows and doors, elegant staircase, private front and rear gardens, detached garage, extensive off road parking, viewing comes highly recommended by RWW sole agents.



Entrance Vestibule

With entrance door and windows to front elevation.

Entrance Hallway

With original entrance door, roll top radiators, under stairs storage cupboard.

Cloak Room

WC with high level flush, window to rear elevation, roll top radiator, wood affect flooring, corner wash hand basin with vanity unit and splash back.

Living Room

17'1 x 23'2 (5.21m x 7.06m)

Large bay window to front elevation, roll top radiator, stunning feature fireplace, original wood block flooring.

Dining Room / Bedroom One

19'6 x 13'6 (5.94m x 4.11m)

Window s to side and bay window to front elevation, stunning original fireplace with cast iron grate, hard wood mantle and surround, roll top radiator.

Reading Room

14'3 x 11'5 (4.34m x 3.48m)

Window to side elevation, roll top radiator, book shelving.

Rear Lobby

With door to side, brick storage room with window to side elevation.

Basement Boiler Room

With window to rear elevation, housing the pressurised hot water cylinder system and combination gas central heating boiler.

Shower Room

Suite comprising walk in glass shower cubicle with chrome controls, fixed shower head and hand shower attachment, wc with high level flush, roll top radiator, inset wash hand basin with vanity unit and tiled splash back, two windows over look the rear elevation.

Kitchen/Breakfast Room

26'1 x 13'4 (7.95m x 4.06m)

Window overlook both the front and side elevation, original wood block flooring, roll top radiator, stunning bespoke fitted kitchen with marble affect worktops, grey finish base and

wall units with chrome handles, large breakfast island with twined stainless steel sink unit, mixer tap and hand tap attachment and hot and cold tap, Range Master cooker with extractor canopy, light and tiled spashback, space for American style fridge/freezer, integrated dishwasher.

Family Room

13'6 x 14'10 (4.11m x 4.52m)

Windows overlook both the side and rear elevations, roll top radiator, beautiful bay feature with French doors leading out to the rear garden.

First Floor Landing

Via a grand staircase, window overlooks the rear elevation with far reaching views, large built in linen cupboard.

Bedroom Two

14'10 x 11'9 (4.52m x 3.58m)

Window to the side elevation with stunning sea views, double radiator.

En-Suite

With roll top bath with hand shower attachment, roll top radiator, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, wood tiled flooring, half height wood panelling, velux window to the side elevation.

Walk In Dressing Room

With hanging rail and shelving.

Bedroom Three

17'1 x 12'9 (5.21m x 3.89m)

Double radiator, cast iron fireplace, French doors lead out to balcony with stunning views of the sea.

Suite- Lounge

12'8 x 11'7 (3.86m x 3.53m)

Window to side elevation, double radiator.

Suite- Bedroom Four

11'10 x 9'6 (3.61m x 2.90m)

Velux window to side elevation.

Bedroom Five

11'3 x 6'3 (3.43m x 1.91m)

Window to front elevation, double radiator.

Bathroom

Suite comprising panelled bath with hand shower attachment, wc with low level flush, wall mounted wash hand basin with vanity unit, chrome heated towel rail, roll top radiator, window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with hedging, enclosed to both sides with established shrubbery, plants and trees of various kinds, brick pathway to both the front and side access points to the property, extensive off road parking is available on the driveway for several vehicles, large timber framed detached garage.

Detached Garage

Timber framed

Rear Garden

Mainly laid to lawn all enclosed with fencing to all sides, beautiful sun terrace offering stunning views of the sea and across to the South Downs, extensive patio areas can be found for alfresco dining to the side of the property, timber framed shed, mainly laid to lawn, with shrubbery, plants and trees of various kinds.

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.





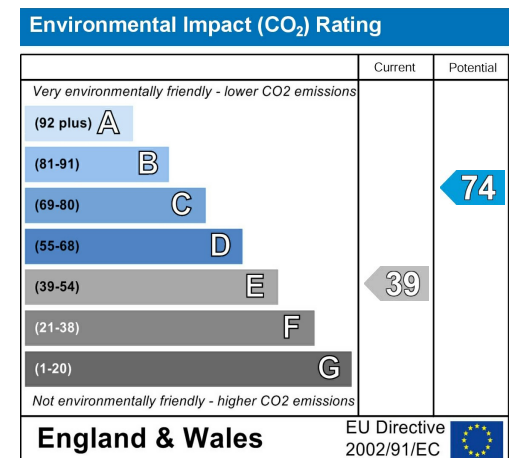
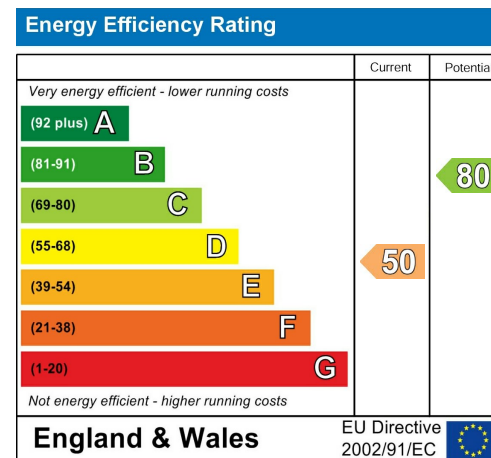
GROUND FLOOR
APPROX. FLOOR
AREA 1764 SQ.FT.
(163.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1177 SQ.FT.
(109.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2941 SQ.FT. (273.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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