



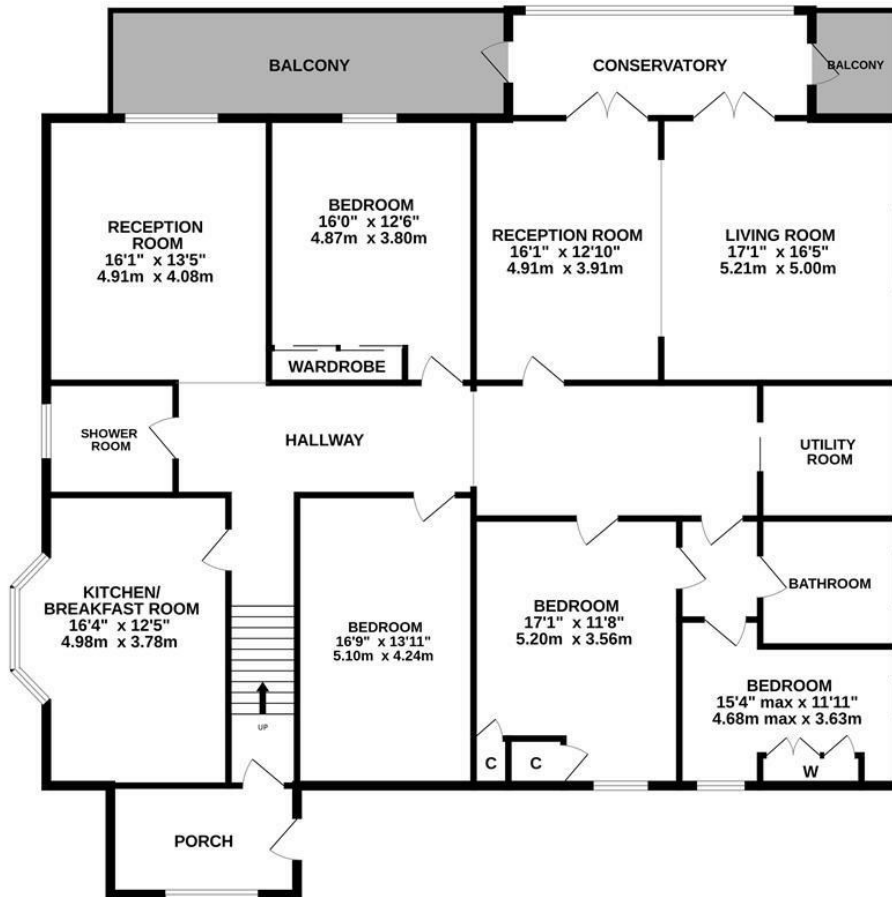
Filsham Road, St. Leonards-On-Sea TN38 0PG

Offers in excess of £600,000



An exceptional three reception room PENTHOUSE APARTMENT spanning 2,650 sq ft with an impressive 'B' Energy Rating, two balconies, panoramic SEA-VIEWS, a GARAGE and PARKING. Occupying an enviable and leafy West St. Leonards position, just off The Green within walking distance of the sea, a mainline railway station and good transport links. Spanning the ENTIRETY OF THE TOP FLOOR of this attractive former Victorian mansion the accommodation boasts an ABUNDANCE OF ORIGINAL FEATURES including oak flooring, stained glass windows, detailed cornicing and high ceilings. Having undergone a total restoration throughout 2020/2021 which included new gas central heating, re-wiring, plumbing and double glazed windows with shutters, the apartment is presented to a very high standard throughout. You enter via a PRIVATE ENTRANCE into a spacious porch, opening to an impressive panelled entrance hall, there are two grand reception rooms, open to each other to create a bright, dual aspect space with a feature marble fireplace and access to the CONSERVATORY and in turn out to the two balconies from where you can enjoy

SECOND FLOOR
2305 sq.ft. (214.1 sq.m.) approx.



TOTAL FLOOR AREA: 2650sq.ft. (246.2 sq.m.) approx.

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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