



ESTATE AGENTS

1, Vale Road, St. Leonards-On-Sea, TN37 6PT

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE OLDER STYLE SEMI-DETACHED TWO BEDROOMED HOUSE located on this highly IN-DEMAND road within the Silverhill region of St Leonards and within easy reach of local schooling establishments, local amenities and Alexandra Park.

Inside, the property is IN NEED OF REFURBISHMENT and offers accommodation over two floors comprising a lounge, SEPARATE DINING ROOM, kitchen, upstairs landing, TWO BEDROOMS and a bathroom. The property has a driveway providing OFF ROAD PARKING, a GARAGE and a GOOD SIZED GARDEN in need of cultivation. The property does have gas heating and double glazing where stated.

Please call the owners agents now to book your viewing to avoid disappointment.

WOODEN PARTIALLY GLAZED FRONT DOOR

Located on the side of the building and providing access to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, wood flooring, under stairs recessed area with access hatch to basement, wall mounted gas meter, wall mounted consumer unit for the electrics, open archway to;

LIVING ROOM

14'5 x 14'1 into bay (4.39m x 4.29m into bay)

Exposed brick fireplace with multi-fuel burning stove, wood flooring, double radiator, coving to ceiling, television and telephone points, double glazed bay window to front aspect, open plan to;

DINING ROOM

12'4 x 9'3 (3.76m x 2.82m)

Wood flooring, radiator, coving to ceiling, double glazed window to rear aspect, open archway leading back to the entrance hall.

KITCHEN

13' x 9'5 (3.96m x 2.87m)

Exposed brick walls, space for gas cooker, space and plumbing for washing machine, inset drainer-sink with mixer tap, wall mounted boiler, some base level cupboards, wall cupboards, double radiator, wooden partially glazed door opening to side, double glazed window and door to rear with views and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, window to side, exposed wooden floorboards, door to;

BEDROOM ONE

14'9 x 11'9 (4.50m x 3.58m)

Wood flooring, radiator, coving to ceiling, two double glazed windows to front aspect.

BEDROOM TWO

12' x 9'10 (3.66m x 3.00m)

Wood flooring, coving to ceiling, radiator, double glazed window to rear aspect.

BATHROOM

13'6 x 9'4 (4.11m x 2.84m)

Corner bath, low level wc, wash hand basin, bidet, space and plumbing for washing machine, part tiled walls, double glazed window to rear aspect.

REAR GARDEN

Good sized and in need of cultivation, laid to lawn with wooden shed, walled and fenced boundaries, canopied block paved area to the side, gated access to the front, open plan to;

GARAGE

15'9 x 7'1 (4.80m x 2.16m)

Double opening doors, open plan to garden at rear.

OUTSIDE - FRONT

Block paved drive providing off road parking, pathway down to the front door that is located on the side.

BASEMENT

With access via the entrance hall this space offers potential to convert into subject to relevant planning and building consents.

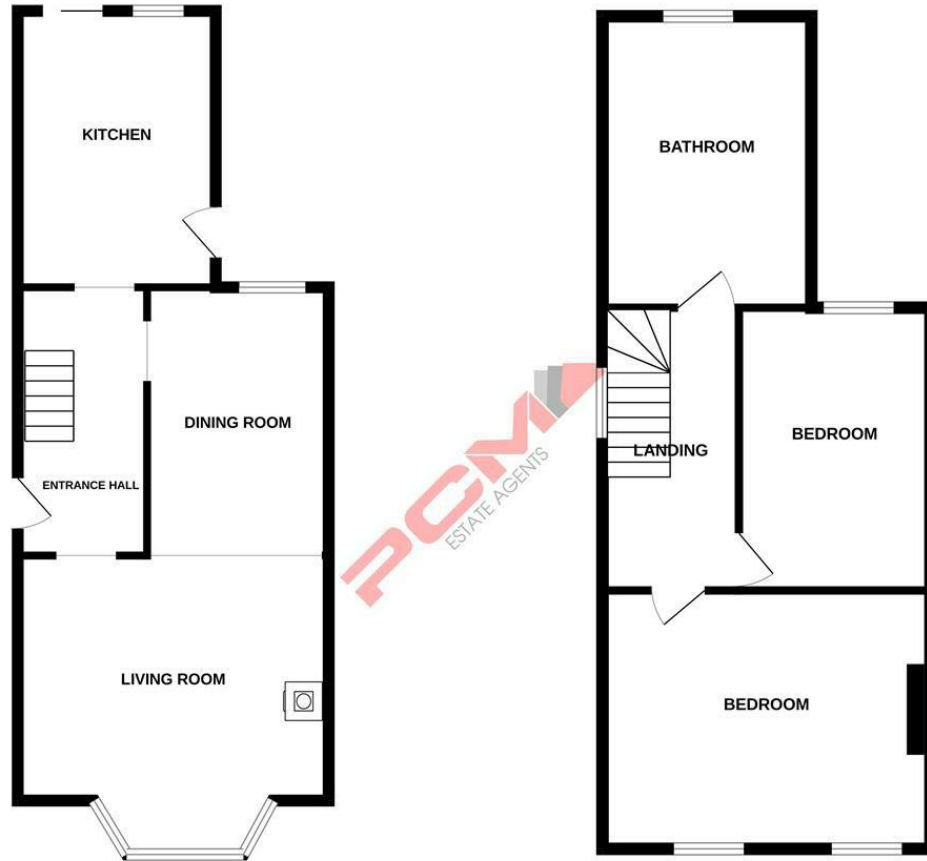
AGENTS NOTE

We have been advised that there is an open Well in the rear garden and we advise applicants viewing to take caution.



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	