



ESTATE AGENTS

**25, Eversley Road, St. Leonards-On-Sea, TN37 6QD**

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**Price £525,000**

PCM Estate Agents are delighted to bring to the market this substantial VICTORIAN SEMI-DETACHED HOUSE with a LARGE PLOT in this popular and convenient location. Currently arranged as a THREE / FOUR BEDROOM FAMILY HOME with a LARGE GARDEN and PARKING for numerous cars.

The property is located on this sought-after road within the Silverhill region of St Leonards, within easy reach of the picturesque Alexandra Park, whilst also considered to be within easy reach of central St Leonards and Hastings, in addition to a range of local schooling facilities.

There is currently planning permission for the erection of a two storey extension, which would make this an attractive double fronted property and almost doubling the size [HS/FA/22/00872].

If you are looking for a well-presented PERIOD HOME within a sought-after location, look no further than this great example and call PCM Estate Agents now to arrange your viewing to avoid disappointment.

This presents a GREAT OPPORTUNITY, further details are available upon request.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Door to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, double glazed windows and door to side aspect.

#### **DINING ROOM**

13'1 x 12'10 (3.99m x 3.91m)

Double glazed window to rear aspect, radiator, door to:

#### **LOUNGE**

15'5 max x 15'98 (4.70m max x 4.57m)

Double glazed bay window to front aspect, radiator, picture rail.

#### **KITCHEN**

11'7 x 7'11 (3.53m x 2.41m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for dishwasher, space for tumble dryer, stainless steel inset sink with mixer tap, double glazed window and door to side aspect leading to the garden.

#### **RECEPTION THREE/ BEDROOM FOUR**

18'0" into bay x 12'2" (5.49m into bay x 3.71m)

Wood laminate flooring, radiator, coving to ceiling, picture rail, window and door to rear aspect overlooking and providing access to garden, door to;

#### **EN SUITE SHOWER ROOM**

Walk in shower enclosure with shower, wall mounted wash hand basin with mixer tap and tiled splashback, low level wc, part tiled walls, tiled flooring, radiator, windows to side aspect.

#### **FIRST FLOOR LANDING**

Three double glazed windows to side aspect, radiator and loft hatch.

#### **BEDROOM**

15'4 max x 20'1 max (4.67m max x 6.12m max)

Double glazed bay window to front aspect, double glazed window to front aspect, radiator.

#### **BEDROOM**

12'10 x 11'11 (3.91m x 3.63m)

Storage cupboard built into recess, double glazed window to rear aspect, radiator.

#### **BEDROOM**

17'3 x 12'2 (5.26m x 3.71m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

10'4 x 7'11 (3.15m x 2.41m)

Modern suite comprising panelled bath with mixer tap, shower attachment and shower screen, wc, wash hand basin, built in storage cupboards, two double glazed obscured windows to side aspect.

#### **REAR GARDEN**

Private and family friendly, featuring an area of artificial lawn ideal for seating and entertaining, leading to a large area of lawn, enclosed fenced boundaries, range of mature shrubs, plants and trees, side access to the front of the property and storage shed. There is also off road parking for multiple vehicles to the side.

#### **OUTSIDE - FRONT**

Generous garden to the front and side, mainly laid to lawn with walled and fenced boundaries.

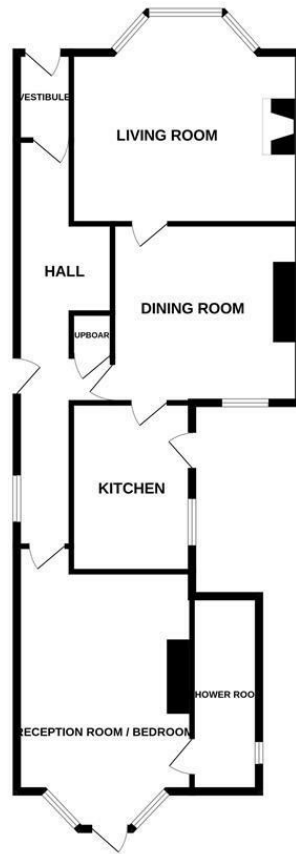
#### **AGENTS NOTES**

The property has planning permission approved under reference HS/FA/22/00872 for the conversion of the current house and erection of side extension to create 7 flats in total with parking at the rear.

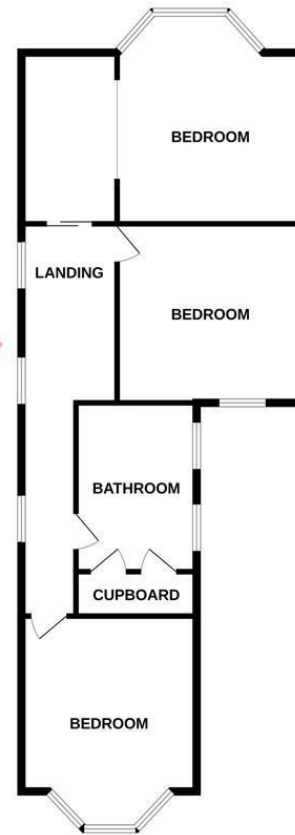
Council Tax Band: C



GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 1798 sq.ft. (167.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.