



ESTATE AGENTS

5, Burry Road, St. Leonards-On-Sea, TN37 6QX

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

Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-proportioned OLDER STYLE BAY FRONTED TWO DOUBLE BEDROOM TERRACED HOUSE that COULD EASILY BE CONVERTED INTO THREE BEDROOMS. Located on this sought-after road within the Silverhill region of St Leonards, close to Alexandra Park, schooling establishments and local amenities.

Inside, the EXCEPTIONALLY WELL-PRESENTED and well-proportioned accommodation is arranged over two floors and comprises an entrance porch opening to entrance hall, BAY FRONTED LIVING ROOM with FIREPLACE, separate DINING ROOM, good sized kitchen with separate UTILITY ROOM, upstairs landing, LARGE MASTER BEDROOM with built in wardrobe that could be divided to create a third bedroom, second bedroom and a LARGE FAMILY BATHROOM with separate shower. Externally the property has an ENCLOSED PRIVATE REAR GARDEN.

This family home enjoys benefits including gas central heating, double glazing and must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

PORCH

Part brick construction, double glazed windows to side elevations, tiled flooring, wooden partially glazed door opening up onto:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, coving to ceiling, telephone point, under stairs storage cupboard, door to:

LIVING ROOM

14'7 into bay x 13'5 (4.45m into bay x 4.09m)

Cornicing, ceiling rose, radiators, television point, wooden fire surround with inset gas living flame fire, double glazed bay window to front aspect.

DINING ROOM

11'8 x 11'4 (3.56m x 3.45m)

Cornicing, double radiator, double glazed window to rear aspect.

KITCHEN

12'2 max x 9'6 (3.71m max x 2.90m)

Fitted with a matching range of eye and base level cupboards and drawers with complimentary working surfaces over, space for gas cooker, inset one & ½ bowl

drainer-sink unit with mixer tap, space and plumbing for tumble dryer and dishwasher, part tiled walls, tile effect laminate flooring, built in storage cupboard, double glazed window to rear aspect with views onto the garden, double glazed window to side and door opening to:

LEAN TO/ UTILITY

9'8 x 6'7 (2.95m x 2.01m)

Space and plumbing for washing machine, space for tall fridge freezer, double glazed window and doors to rear aspect allowing for a pleasant outlook and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, cornicing.

BEDROOM ONE

16' x 11'8 (4.88m x 3.56m)

Two sets of built in double wardrobes with storage space over, radiator, coving to ceiling, two double glazed windows to front aspect.

BEDROOM TWO

11'9 x 11'6 (3.58m x 3.51m)

Built in wardrobes with mirrored sliding doors, double radiator, double glazed window to rear aspect.

BATHROOM/ SHOWER ROOM

Large room with walk in shower enclosure and chrome shower fixings, waterfall style shower head and further hand-held shower attachment, large bathtub with mixer tap and shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, ladder style heated towel rail, built in vanity cupboard, coving to ceiling, airing cupboard housing wall mounted boiler and having slatted shelving, part tiled walls, extractor for ventilation, loft hatch providing access to an additional loft space and two double glazed windows to the rear aspect, one of which being tilt and turn.

OUTSIDE - FRONT

Few steps up to the front door, area to the side laid with slate chippings and retained by walled boundaries.

REAR GARDEN

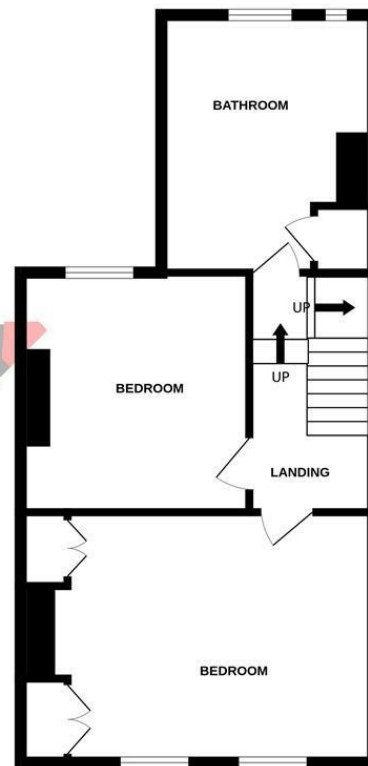
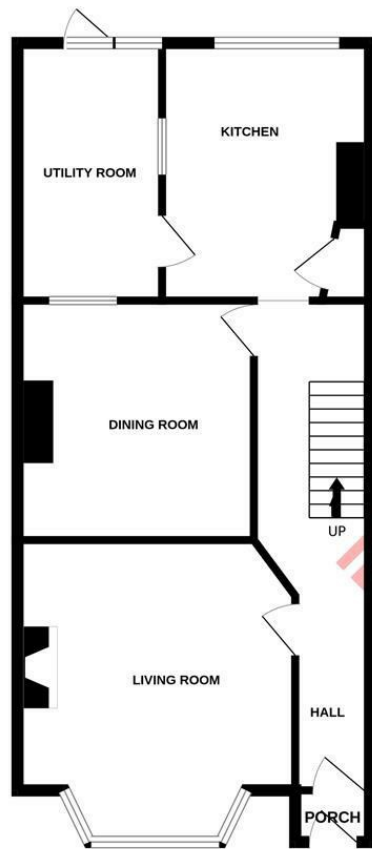
Enclosed and private with rear gates access, paved path with lawn to the side and with planted borders with mature plants and shrubs, wooden shed.

Council Tax Band: B

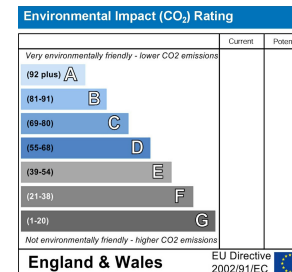
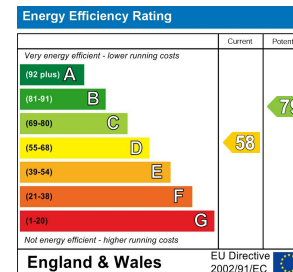


GROUND FLOOR

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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