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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE BAY FRONTED VICTORIAN, THREE STOREY, FOUR BEDROOM HOUSE, conveniently positioned in the Silverhill region of St Leonards, close to local amenities and popular schooling establishments.

Inside, the property offers accommodation arranged over three floors comprising a vestibule leading to entrance hall, LOUNGE, BEDROOM and bathroom to the ground floor. To the lower ground floor there is a PARTIALLY OPEN PLAN KITCHEN-DINING ROOM with WOOD BURNER and access onto the LANDSCAPED GARDEN and PARKING to the rear of the property. On the first floor there are THREE FURTHER BEDROOMS. The property

The property benefits from having modern comforts to include gas fired central heating and double glazed windows but is IN NEED OF SOME MODERNISATION.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Cornicing, consumer unit for the electrics, dado rail, further door opening to:

ENTRANCE HALL

Radiator, telephone point, large cupboard with window, stairs to upper and lower floor accommodation.

LIVING ROOM

16'3 into bay x 13'6 (4.95m into bay x 4.11m)

Cornicing, fireplace, radiator, television point, double glazed bay window to front aspect.

BEDROOM

14'5 x 11' (4.39m x 3.35m)

Tiled fireplace, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, wall mounted cupboard concealed boiler, part tiled walls, radiator, double glazed frosted glass window to rear aspect.

LOWER FLOOR HALLWAY

Under stairs recessed area, wood flooring, two archways providing a partially open plan aspect to:

DINING ROOM

14'1 x 11'2 (4.29m x 3.40m)

Wood flooring, fireplace with wood burner, double glazed sliding patio doors to rear aspect providing access and outlook onto the garden.

KITCHEN

11'3 x 9'4 (3.43m x 2.84m)

Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, part tiled walls, tiled flooring, double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Radiator, sash window to rear aspect, loft hatch providing access to loft space.

BEDROOM

16'5 into bay x 11'6 (5.00m into bay x 3.51m)

Coving to ceiling, radiator, built in cupboard, double glazed bay window to front aspect.

BEDROOM

13'9 x 11'9 (4.19m x 3.58m)

Fireplace, built in cupboard, double glazed window to rear aspect.

BEDROOM

9'7 x 6'3 (2.92m x 1.91m)

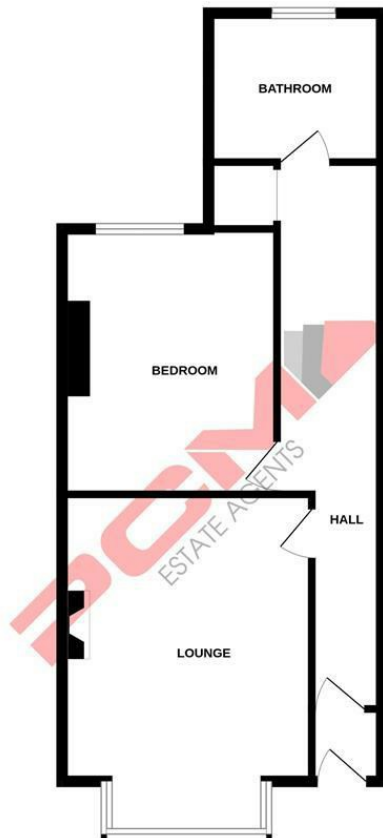
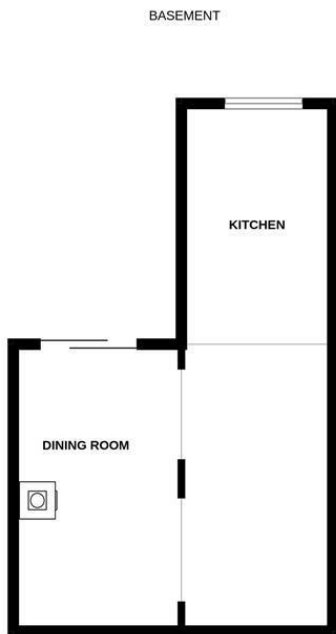
Radiator, double glazed window to front aspect.

REAR GARDEN

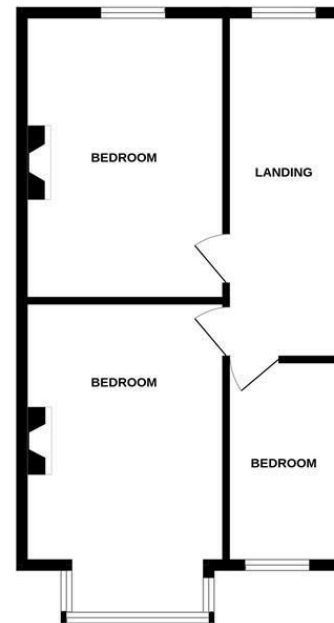
Low maintenance patio garden, fenced and walled boundaries with driveway to the rear providing off road parking.



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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (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 | |

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.