



**PCM**

ESTATE AGENTS

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**Price £375,000**

A BEAUTIFULLY PRESENTED THREE BEDROOM END OF TERRACE VICTORIAN HOUSE with LARGE REAR GARDEN set within this highly sought-after Silverhill region of St Leonards. The property boasts a FANTASTIC GARDEN which enjoys a SOUTHERLY ASPECT and extends to approximately 150 feet (unverified).

Inside the property offers SPACIOUS ACCOMMODATION comprising an entrance vestibule, hallway, LOUNGE with FEATURE LOG BURNER, separate DINING ROOM, MODERN KITCHEN-BREAKFAST ROOM with access to the garden, first floor landing, THREE BEDROOMS and a family bathroom.

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.

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

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE VESTIBULE**

Wall mounted security alarm panel, door to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to first floor accommodation, under stairs storage cupboard, radiator, door to:

#### **LOUNGE**

15'6 max x 12'8 (4.72m max x 3.86m)

Feature log burner, double glazed bay window to front aspect, radiator, television point.

#### **DINING ROOM**

12' x 10'5 (3.66m x 3.18m)

Double glazed double doors leading out to the garden, radiator, wall mounted gas fired boiler.

#### **KITCHEN-BREAKFAST ROOM**

13' x 9'9 (3.96m x 2.97m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, breakfast bar, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, double glazed windows to rear and side aspects, with the rear enjoying a pleasant outlook over the garden and double glazed double doors leading out to the garden.

#### **FIRST FLOOR LANDING**

Two loft hatches, airing cupboard, doors to:

#### **BEDROOM**

16'5 max x 15'6 max (5.00m max x 4.72m max)

Feature fireplace, double glazed bay window to front aspect, radiator.

#### **BEDROOM**

11'11 x 10'4 (3.63m x 3.15m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

10'2 narrowing to 6'8 x 10' (3.10m narrowing to 2.03m x 3.05m)

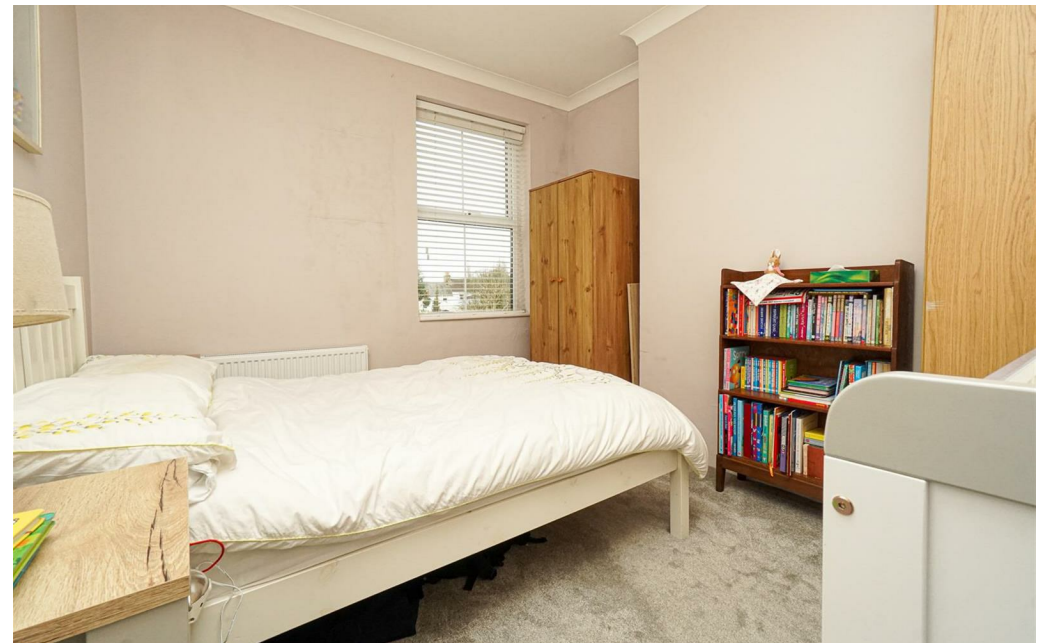
Double glazed window to rear aspect, radiator.

#### **BATHROOM**

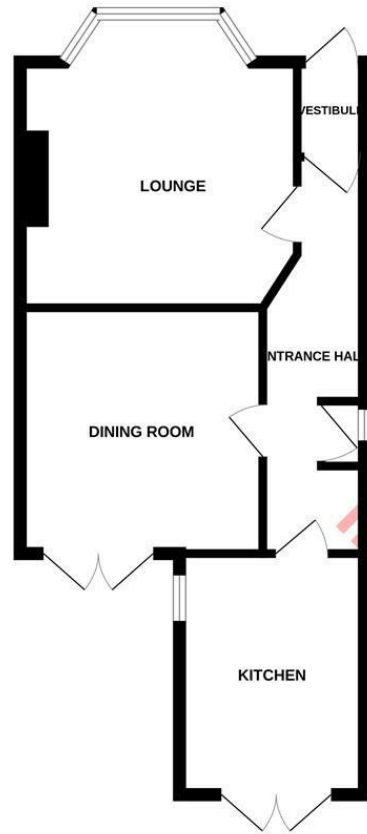
Panelled bath with mixer tap and electric shower over, glass folding shower screen, pedestal wash hand basin, low level wc, chrome ladder style heated towel rail, double glazed obscured window.

#### **REAR GARDEN**

A particular feature of the property, extending to a good size (approx. 150 feet) and featuring a patio area ideal for seating and entertaining and leading to a large area of lawn, two storage sheds and a log store. Towards the end of the garden is an additional area which currently features a greenhouse. Outside water tap, exterior power point, exterior lighting, gate providing side access to the front of the property.



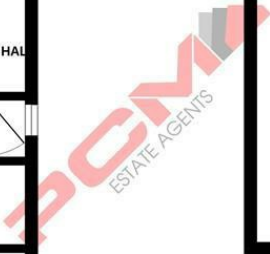
GROUND FLOOR



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) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	