



ESTATE AGENTS

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**Price £270,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE SEMI-DETACHED THREE BEDROOM HOUSE offered to the market CHAIN FREE and conveniently positioned on the outskirts of the Silverhill region of St Leonards, close to local amenities and popular schooling establishments.

The property occupies an elevated position set back from the road with a GARAGE located at the rear and a LANDSCAPED GARDEN. The property is IN NEED OF SOME MODERNISATION but offers potential for improvement.

Accommodation comprises an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, ground floor SHOWER ROOM, upstairs landing and THREE DOUBLE BEDROOMS. The property has gas fired central heating and wooden framed double glazed windows.

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

#### **PARTIALLY GLAZED DOOR**

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, telephone point, wall mounted electric radiator.

#### **LIVING ROOM**

15'4 into bay x 12'1 (4.67m into bay x 3.68m)

Cornicing, fireplace, television point, radiator, wall mounted thermostat control for gas fired central heating, wooden framed double glazed bay window to front aspect.

#### **SEPARATE DINING ROOM**

15'9 x 12'2 (4.80m x 3.71m)

Under stairs recessed area with storage cupboard, coving to ceiling, radiator, fireplace, wooden framed double glazed window to rear aspect.

#### **KITCHEN**

7'9 x 7'7 (2.36m x 2.31m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset resin sink with mixer tap, space and plumbing for washing machine and under counter fridge, partially wood panelled walls, tiled splashbacks to sink area, double glazed window to side

aspect, partially glazed door to side aspect providing access and outlook onto the initial section of rear garden, door to:

#### **DOWNSTAIRS SHOWER ROOM**

Walk in shower enclosure with chrome shower fixing, contemporary style pedestal wash hand basin with matching low level wc, part tiled walls, radiator, dual aspect with wooden framed double glazed pattern glass window to both side and rear elevations.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, storage cupboard.

#### **BEDROOM ONE**

16' x 15'2 narrowing to 12'3 (4.88m x 4.62m narrowing to 3.73m)

Radiator, wooden framed double glazed window and additional window to front aspect.

#### **BEDROOM TWO**

12' x 10' (3.66m x 3.05m)

Radiator, airing cupboard/ storage cupboard, wooden framed double glazed window to rear aspect.

#### **BEDROOM THREE**

13'5 x 8'10 (4.09m x 2.69m)

Radiator, wooden framed double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

The property occupies an elevated position set back from the road with steps up to the front door. The front garden is landscaped and planted with mature plants and shrubs.

#### **REAR GARDEN**

Stone/ paved patio abutting the property with an attached potting shed/ workshop which has power, greenhouse, planted borders, areas of lawn, fenced boundaries, gated rear access, side access to the front of the property.

#### **GARAGE**

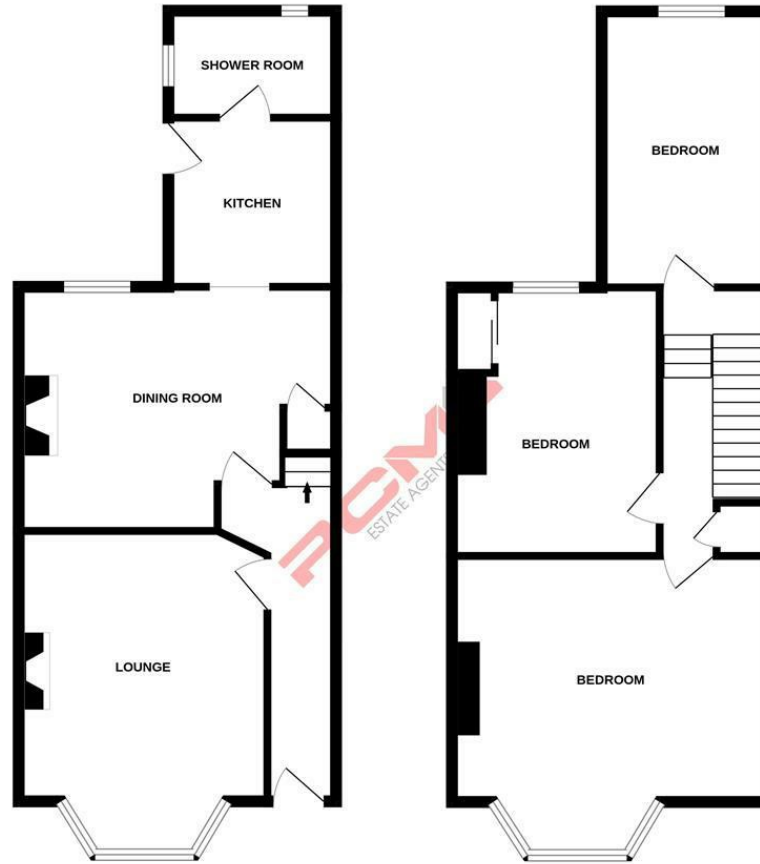
Door and window to rear, vehicular access to garage off Adelaide Road and Menzies Road.

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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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>			
(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 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			
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