

ESTATE AGENTS

**4, Drapers Way, St. Leonards-On-Sea, TN38 0XD**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £250,000**



PCM Estate Agents are delighted to offer to the market an opportunity to secure this well-presented TWO DOUBLE BEDROOM END TERRACED HOUSE with GARAGE and ALLOCATED PARKING.

The property offers well-presented accommodation arranged over two floors comprising an entrance hallway, LOUNGE-DINER with patio doors leading onto the garden, SEPARATE KITCHEN, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom. Externally the property benefits from a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN enjoying a SOUTHERLY ASPECT in addition to a GARAGE with allocated CAR PARKING SPACE in front.

Located in a sought-after and quiet cul-de-sac in the popular Silverhill region of St Leonards, within close proximity to local schooling and within easy reach of Hastings town centre itself.

The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, column style radiator, telephone point, wall mounted thermostat control, door to;

#### **LOUNGE-DINER**

13'8 x 12'1 (4.17m x 3.68m)

Double glazed door leading onto the garden with window, radiator, television point, under stairs storage cupboard.

#### **KITCHEN**

11'1 x 5'1 (3.38m x 1.55m)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, part tiled walls, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM**

12'1 x 9'3 (3.68m x 2.82m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

12'1 x 8'8 (3.68m x 2.64m)

Double glazed window to front aspect, radiator, over stairs storage cupboard.

#### **BATHROOM**

6'5 x 5'7 (1.96m x 1.70m)

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, radiator, double glazed obscured window to side aspect.

#### **REAR GARDEN**

Private family friendly rear garden which is predominantly level with patio area ideal for seating and entertaining leading onto an area of lawn, enclosed fenced boundaries, side access to the front of the property.

#### **GARAGE**

Located in a block with up and over door, power and lighting, allocated parking space in front.

#### **AGENTS NOTE**

The vendor has also advised that included within the sale is a small parcel of land situated in between the car park area and the road, that could be used for additional parking.

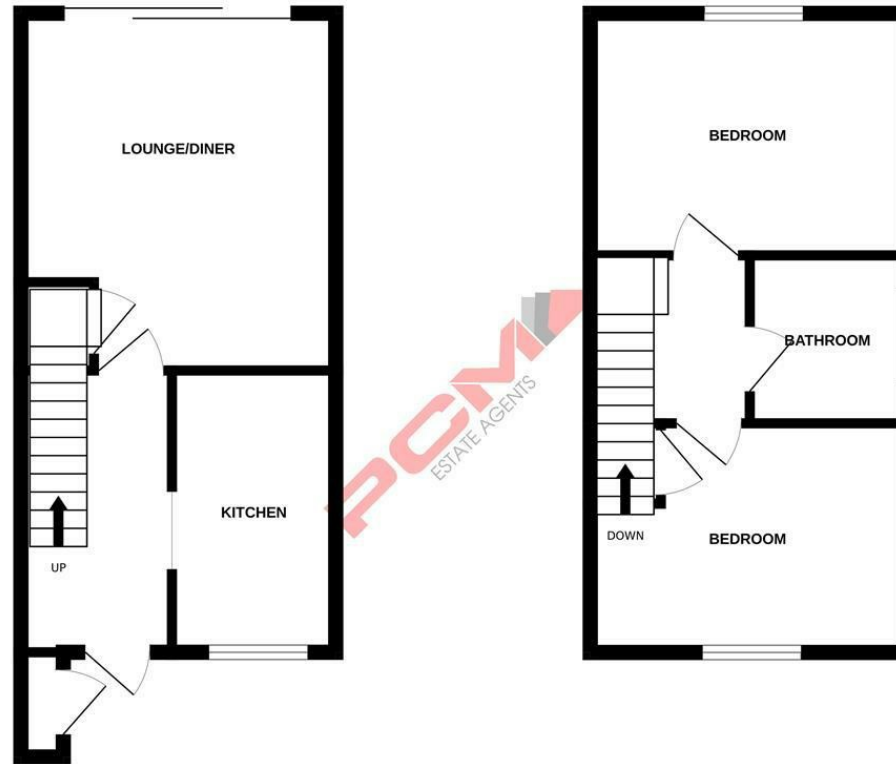
Council Tax Band: B





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2024

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) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	