



ESTATE AGENTS

4, Strood Road, St. Leonards-On-Sea, TN37 6PN

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Price £235,000

PCM Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOMED END OF TERRACED PERIOD HOME located in the sought-after Silverhill region of St Leonards. The property is offered to the market CHAIN FREE.

Benefitting from spacious accommodation throughout comprising an entrance hall, 14ft LOUNGE with FEATURE LOG BURNER, separate KITCHEN-DINER, rear lobby and a bathroom, whilst to the first floor are TWO DOUBLE BEDROOMS one of which enjoying its own EN SUITE WC. To the rear of the property is a PRIVATE AND SECLUDED COURTYARD STYLE GARDEN.

The property is conveniently located within the sought-after Silverhill region of St Leonards and is within easy reach of Alexandra Park, Hastings town centre and central St Leonards, in addition to a range of local schooling facilities and the many amenities that Silverhill has to offer.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to first floor accommodation, wall mounted thermostat control, door to:

LOUNGE

14'11 max x 12'8 max (4.55m max x 3.86m max)

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

KITCHEN-DINER

12'7 x 12'3 (3.84m x 3.73m)

Comprising base level units with worksurfaces, stainless steel inset sink with mixer tap, ample space for dining table and chairs, storage cupboards and shelving built into recess, under stairs storage/ larder cupboard, exposed wooden floorboards throughout, radiator, doorway to:

REAR LOBBY

Door providing access to garden, further door to:

BATHROOM

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

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

12'7 x 12'5 (3.84m x 3.78m)

Double glazed window to rear aspect, radiator, storage cupboard (leading to bedroom two), door to:

EN SUITE WC

WC, wash hand basin with tiled splashback, wall mounted gas fired boiler.

BEDROOM

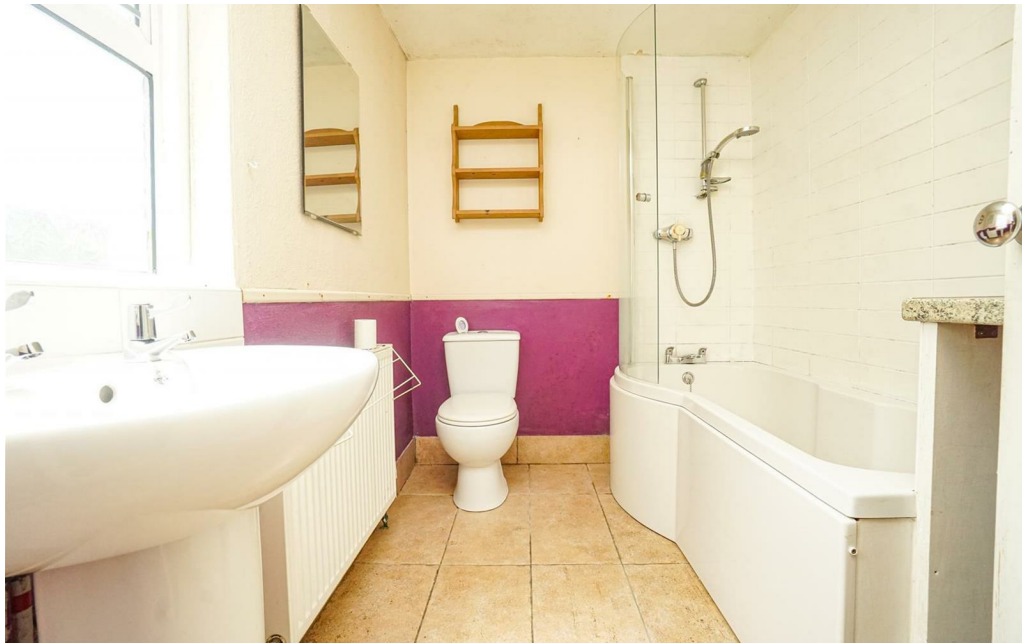
12'8 x 12'2 (3.86m x 3.71m)

Double glazed window to front aspect, radiator.

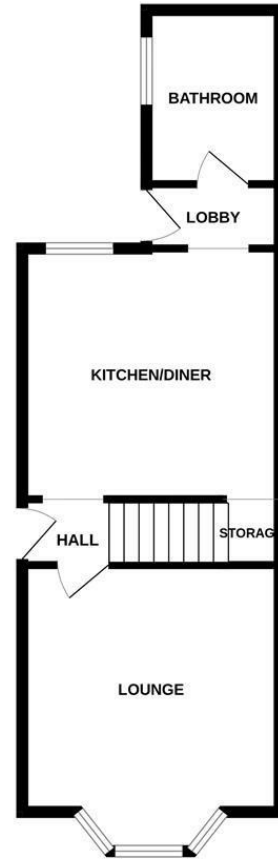
REAR GARDEN

Private courtyard style garden with enclosed fenced boundaries.

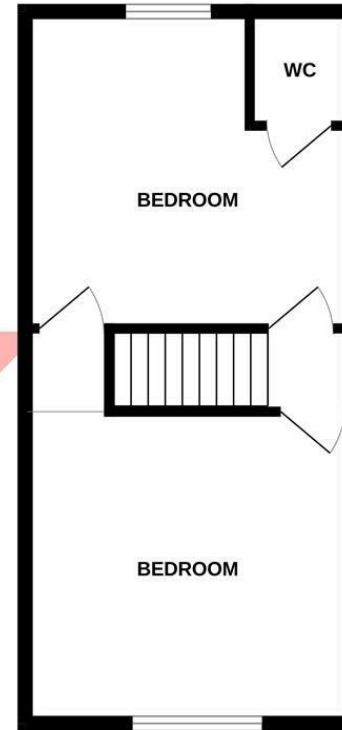
Council Tax Band: B



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) A			85
(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	