PCM
ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents welcome to the market this beautifully presented 1930'S THREE BEDROOMED SEMI-DETACHED HOUSE with OFF ROAD PARKING, GARAGE and GENEROUS REAR GARDEN. Located in a sought-after region of St Leonards.

The property is considered an IDEAL FAMILY HOME and offers spacious accommodation throughout comprising an entrance hallway, 15ft BAY FRONTED LOUNGE, BEAUTIFULLY PRESENTED MODERN KITCHEN-DINER, CONSERVATORY, first floor landing, THREE BEDROOMS and a family bathroom. Externally the property boasts a LARGE DRIVEWAY providing AMPLE OFF ROAD PARKING for multiple vehicles leading to a DETACHED GARAGE, whilst the rear garden extends to a good size with a patio and decked area ideal for seating and entertaining, and is considered family friendly.

The property is located in a sought-after region of St Leonards, within easy reach of a range of local schooling facilities and amenities that Silverhill has to offer. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

LARGE CANOPIED ENTRANCE
With door leading to:

ENTRANCE HALLWAY
Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, raditaor.

LOUNGE
15'2 x 10'10 (4.62m x 3.30m)
Double glazed bay window to front aspect, feature fire surround, picture rail, radiator.

KITCHEN-DINER
16'6 max x 10'11 narrowing to 7 (5.03m max x 3.33m narrowing to 2.13m)
Beautifully presented modern open plan room comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space and plumbing for washing machine, space for fridge freezer, inset sink with mixer tap, ample space for dining table and chairs, radiator, window and double doors to rear aspect leading out to:

CONSERVATORY
12'9 x 7'6 (3.89m x 2.29m)
Double glazed windows to rear and side aspects enjoying a pleasant outlook over the garden, double glazed French doors leading out to the garden.

FIRST FLOOR LANDING
Loft hatch, double glazed window to side aspect, radiator.

BEDROOM
15'8 x 10'2 (4.78m x 3.10m)
Double glazed bay window to front aspect, radiator.

BEDROOM
10'9 x 10'11 (3.28m x 3.33m)
Double glazed window to rear aspect, built in storage cupboards, radiator.

BEDROOM
8'8 x 6'2 (2.64m x 1.88m)
Double glazed windows to front aspect.

BATHROOM
Modern suite comprising panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, double glazed obscured window to rear aspect.

REAR GARDEN
The property enjoys a well-presented, private and secluded rear garden which extends to a good size and is considered family friendly. The garden enjoys a sunny aspect and features a patio area in addition to an area of decking at the rear of the garden, both of which are considered ideal for seating and entertaining. The rest of the garden is mainly laid to lawn with enclosed fenced boundaries, storage shed and gate providing side access into the front of the property.

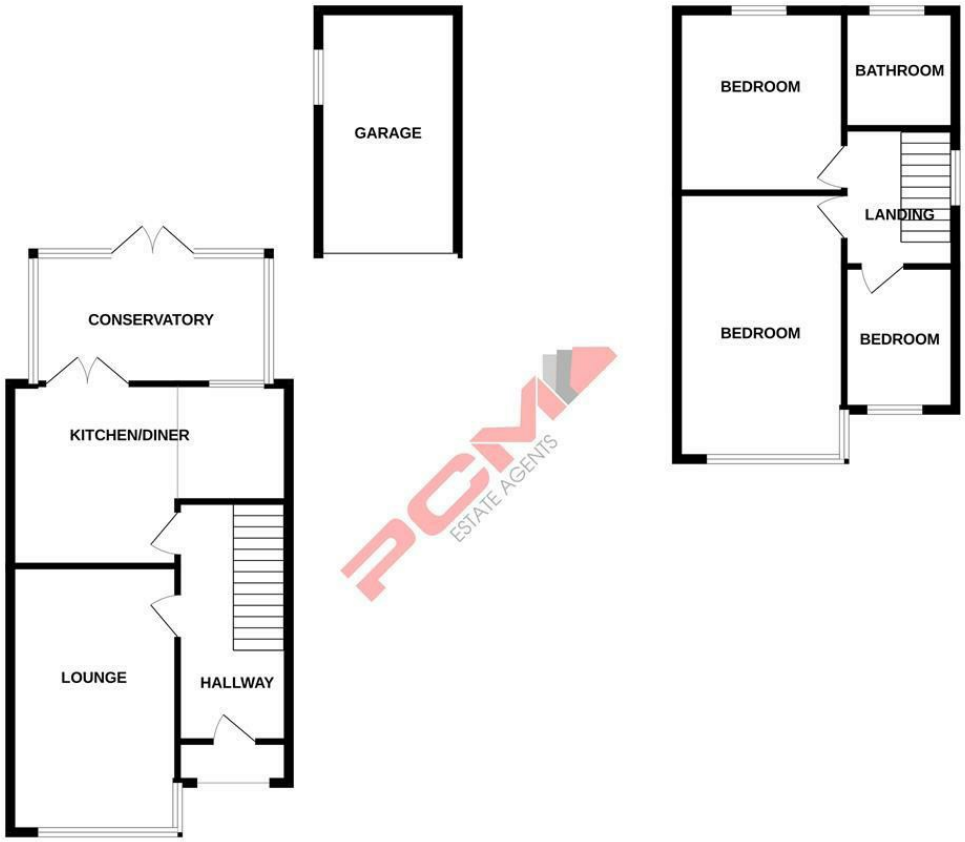
GARAGE
Up and over door, double glazed window to side aspect.

Council Tax Band: C

bread

GROUND FLOOR

1ST FLOOR



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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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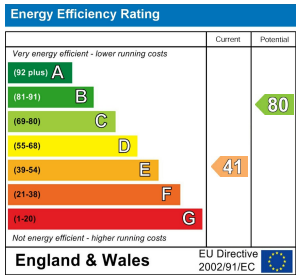

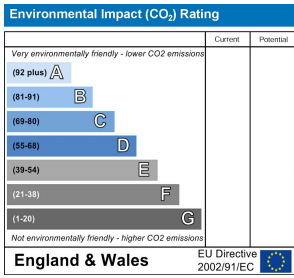

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