



ESTATE AGENTS

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Guide Price £350,000

**** GUIDE £350,000 TO £360,000 *****

PCM Estate Agents are delighted to present to the market an opportunity to secure this **DETACHED THREE BEDROOMED FAMILY HOME** positioned on this sought-after road in this favourable Silverhill region of St Leonards, close to popular schooling establishments, nearby amenities and within easy reach of Alexandra Park.

This home offers modern comforts to include gas fired central heating, double glazing and has a **LOVELY LANDSCAPED REAR GARDEN**. Occupying a slightly elevated position from the road allowing for a **PLEASANT OUTLOOK** from the front of the house with townscape views.

Accommodation is well-proportioned and well-appointed, arranged over two floors comprising an entrance porch, entrance hall, **DUAL ASPECT LOUNGE -DINER**, **MODERN KITCHEN**, first floor landing, **THREE BEDROOMS**, bathroom and a **SEPARATE WC**. The rear garden is a good size and is landscaped with several seating areas, ideal for families or the garden enthusiast to enjoy.

This home must be viewed to fully appreciate the convenient position on offer. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

PORCH

UPVC construction with double glazed windows to both front and side elevations, furthers double glazed door with pattern glass opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, telephone point, doors opening to:

LOUNGE-DINER

21'1 x 12' (6.43m x 3.66m)

Dual aspect with double glazed window to front, double glazed window and door to rear with access and a pleasant outlook onto the garden, wood flooring, radiator, fireplace with tiled hearth and possibility of gas/ electric fire, television point.

KITCHEN

10'1 x 8'3 (3.07m x 2.51m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, wall mounted Worcester boiler, inset drainer-sink unit with mixer tap, space and plumbing for washing

machine, tumble dryer and tall fridge freezer, four ring gas hob with oven below and extractor over, double glazed window and door to rear aspect allowing for a pleasant outlook and access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, spacious with double glazed window to side aspect.

BEDROOM ONE

12'1 x 11'4 (3.68m x 3.45m)

Coving to ceiling, radiator, airing cupboard housing immersion heater, double glazed window to front aspect with a lovely townscape view towards Alexandra Park and over Hastings, and views towards Emmanuel Church.

BEDROOM TWO

12' x 9'7 (3.66m x 2.92m)

Radiator, coving to ceiling, double glazed window to rear aspect with lovely views onto the garden.

BEDROOM THREE

8'8 x 8'4 narrowing to 5'1 (2.64m x 2.54m narrowing to 1.55m)

Radiator, coving to ceiling, double glazed window to front aspect with townscape views towards Alexandra Park, Hastings and Emmanuel Church.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, chrome ladder style heated towel rail, pedestal wash hand basin with chrome mixer tap, tiled walls, tile effect laminate flooring, double glazed pattern glass window to rear aspect.

SEPARATE WC

Dual flush low level wc, tile effect laminate flooring, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

The property occupies a corner plot position set back from the road with a lawned front garden and pathway leading to the front door. The property occupies a slightly elevated position set back from the road, offering a good degree of privacy and a pleasant outlook.

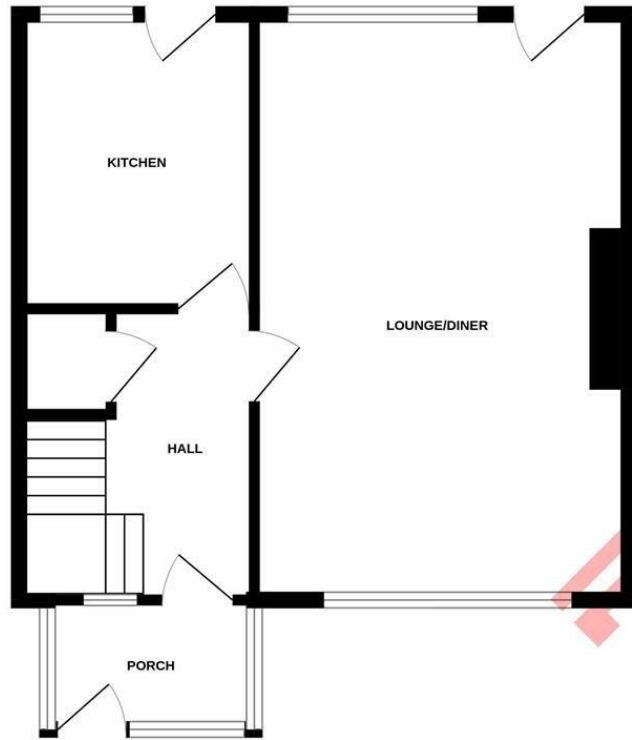
REAR GARDEN

Landscaped with a stone patio abutting the property, raised pond, planted borders, section of lawn, fenced boundaries, gated side access. The planted borders are established with a variety of mature shrubs and plants, outside water tap, shed.

Council Tax Band: D



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			83
(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	

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.