



PCMA
ESTATE AGENTS

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Price £290,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented OLDER STYLE THREE BEDROOMED BAY FRONTED MID TERRACED HOUSE positioned on this sought-after Silverhill road, close to popular schooling establishments and nearby amenities, with OFF ROAD PARKING, gas fired central heating and double glazing.

Offered to the market CHAIN FREE with well-appointed and well-proportioned accommodation arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE-DINER, kitchen, separate UTILITY ROOM and a DOWNSTAIRS WC. Upstairs a spacious landing provides access to THREE BEDROOMS and the main family bathroom. The REAR GARDEN is of a GOOD SIZE and is laid to lawn with several seating areas and an area of hard-standing for OFF ROAD PARKING at the rear.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wood laminate flooring, thermostat control for gas fired central heating, under stairs recessed area, under stairs storage cupboard, double radiator, stairs rising to upper floor accommodation, wall mounted cupboard concealed consumer unit for the electrics.

LIVING ROOM

13'8 into bay x 11'7 (4.17m into bay x 3.53m)

Coving to ceiling, double radiator, television point, open fireplace, double glazed bay window to front aspect, open plan to:

DINING ROOM

12'4 x 9'4 (3.76m x 2.84m)

Continuation of the wood flooring, double radiator, coving to ceiling, double glazed French doors providing outlook and access onto the garden.

KITCHEN

9' x 8'6 (2.74m x 2.59m)

Part tiled walls, tiled flooring, radiator, down lights, coving to ceiling, fitted with a matching range of eye and base level cupboards and drawers with worksurface over, four ring gas hob with oven below and extractor over, inset one & ½ bowl

drainer-sink unit with mixer tap, double glazed window and door to side aspect, doorway leading to:

UTILITY

5'8 x 4'3 (1.73m x 1.30m)

Space and plumbing for washing machine set beneath kitchen worktop with cupboard to the side, wall mounted Worcester boiler, further wall mounted cupboards, tiled flooring, door to downstairs wc and double glazed window to rear aspect.

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, tiled flooring, coving to ceiling, double glazed pattern glass window to side aspect.

FIRST FLOOR LANDING

Split level with coving to ceiling, loft hatch providing access to loft space.

BEDROOM ONE

15'4 x 11'2 (4.67m x 3.40m)

Coving to ceiling, double radiator, television point, two double glazed windows to front aspect.

BEDROOM TWO

11'8 x 9'1 (3.56m x 2.77m)

Coving to ceiling, double radiator, double glazed window to rear aspect with views down the garden.

BEDROOM THREE

9'5 x 5'6 (2.87m x 1.68m)

Measurement excludes door recess, double radiator, coving to ceiling, double glazed window to rear aspect with views down the garden.

BATHROOM

Corner bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled walls, double glazed pattern glass window to side aspect.

REAR GARDEN

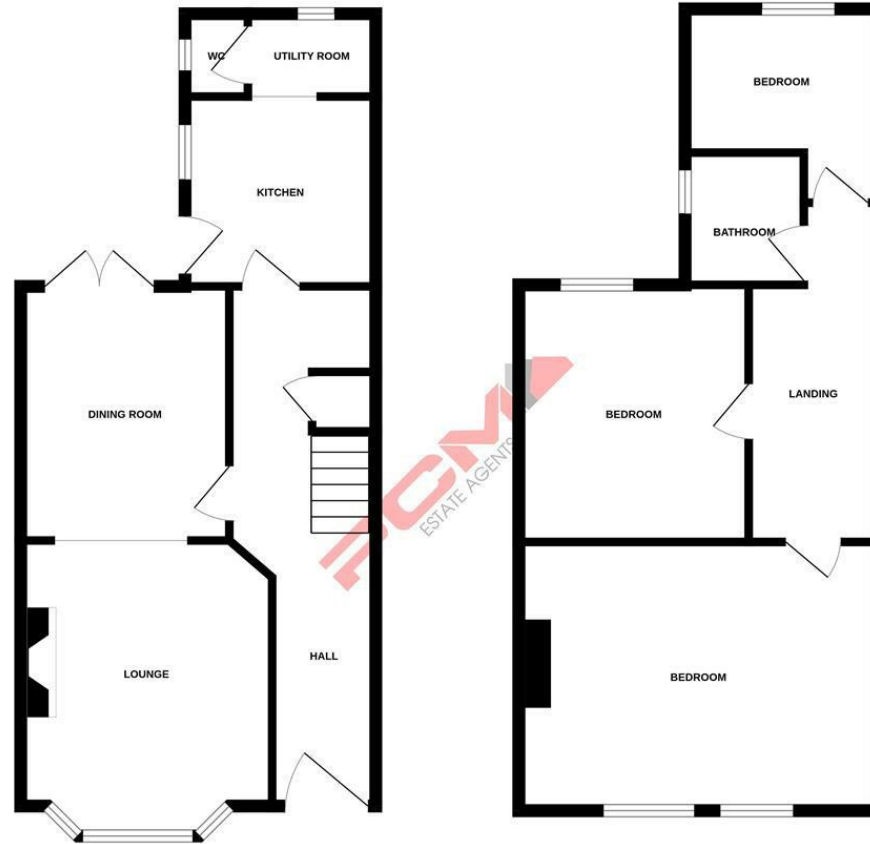
Expansive and family friendly, mainly laid to lawn with several seating areas, wooden shed, area of hard-standing to the rear with vehicular access to off road parking, accessed via Oban Road, fenced boundaries and partially planted borders.

Council Tax Band: B

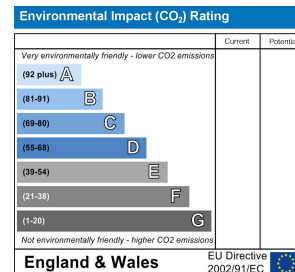
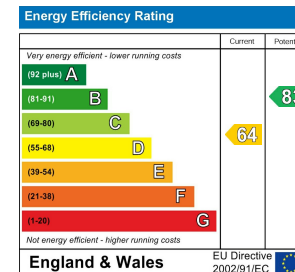


GROUND FLOOR

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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