

PCMA
ESTATE AGENTS

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Offers In Excess Of £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE THREE STOREY, FIVE BEDROOM TERRACED FAMILY HOME, positioned in this sought after region of St Leonards within Silverhill, close to local amenities and popular schooling establishments.

The property has OFF ROAD PARKING to the rear, gas central heating and double glazing (where stated). The adaptable accommodation is arranged over three floors comprising entrance hall, lounge, separate dining room, KITCHEN/BREAKFAST ROOM to the ground floor. To the first floor there are three bedrooms, a shower room and a separate wc. To the second floor there are two further bedrooms.

Outside there is an enclosed courtyard style garden offering ample, low maintenance space to sit out and eat alfresco or entertain. You also have the availability to park a vehicles via the rear gated access.

Viewing of this family home comes highly recommended by the owners agents, please call now to book your appointment to view.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE VESTIBULE

Dado rail, further wooden partially glazed door opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, wall mounted consumer unit for electrics, dado rail, wood laminate flooring, telephone point, understairs storage cupboard, radiator.

LOUNGE

15'7 into bay x 13'9 (4.75m into bay x 4.19m)

Double fireplace, cornice ceiling, picture rail, television point, double glazed bay window to front aspect, return door to entrance hall.

DINING ROOM

12'6 x 11' (3.81m x 3.35m)

Wood laminate flooring, double radiator, picture rail, built in storage cupboard, double glazed french doors opening to garde, return door to entrance hall.

KITCHEN/BREAKFAST ROOM

16'6 x 8'7 (5.03m x 2.62m)

Kitchen is fitted with a range of matching eye and base level cupboards and drawers, work surfaces, range style gas cooker with double oven, grill and plate warmer, fitted cooker hood over, space for under counter fridge and separate freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset 1 1/2 bowl drainer stainless steel sink unit with mixer tap, part tiled walls, oak wood flooring, breakfast bar, seating area, additional

built in storage cupboard into the chimney alcove, under cupboard lighting, inset ceiling downlight, additional ceiling lighting, double glazed window and double glazed door opening to side providing access and outlook onto garden.

SPLIT LEVEL LANDING

Stairs rising to upper floor accommodation.

BEDROOM

17'3 x 15'2 into bay (5.26m x 4.62m into bay)

Cornice ceiling, marble fireplace, double radiator, double glazed bay window to front aspect.

BEDROOM

11'9 x 10'7 (3.58m x 3.23m)

Picture rail, radiator, fireplace, double glazed window to rear aspect.

BEDROOM

9'10 x 8'6 (3.00m x 2.59m)

Wall mounted wash hand basin with tiled splashbacks, radiator, feature fire place, double aspect room with double glazed window to side and rear aspects.

SHOWER ROOM

Large walk-in shower, concealed cistern dual flush low level wc incorporating a wash hand basin with mixer tap, ladder style heated towel rail, partially aqua boarded walls, double glazed patterned glass window to rear aspect.

SEPARATE WC

Dual flush low level wc with vanity enclosed wash hand basin to the side with mixer tap, double glazed obscure glass window to side aspect.

SECOND FLOOR LANDING

Access to a storage room housing wall mounted boiler, radiator, loft hatch, velux window.

BEDROOM

15'8 x 12;5 (4.78m x 3.66m;1.52m)

Radiator, wooden framed sash window to front aspect.

BEDROOM

9'7 x 8'5 (2.92m x 2.57m)

Radiator, wood laminate flooring, double glazed window to rear aspect.

FRONT GARDEN

Enclosed front garden with tiled path leading to front door.

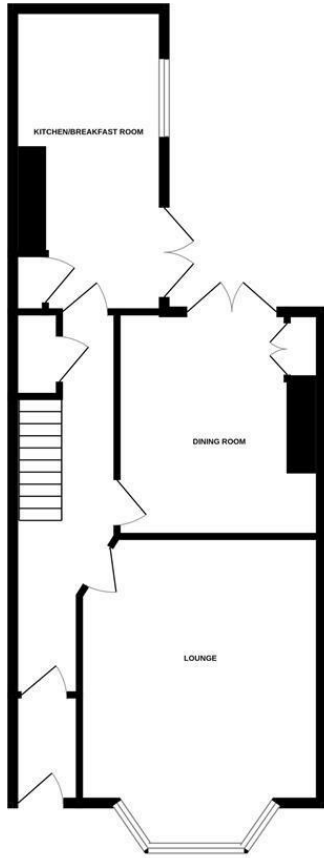
REAR GARDEN

Low maintenance garden enjoying plenty of afternoon and evening sunshine, double opening gates providing vehicle access at the bottom of the garden with a dropped curb which allows vehicular access into the garden. Canopied decked patio which opens up onto an exposed decked patio area, further seating area, planted beds, outside water tap and two external power points.

Council Tax Band: B



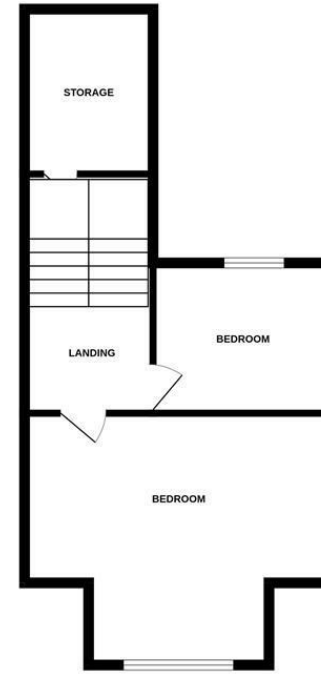
GROUND FLOOR



1ST FLOOR



2ND 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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	