



ESTATE AGENTS

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

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Price £229,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE TERRACED TWO BEDROOMED HOUSE offered to the market CHAIN FREE. Positioned on this sought-after road within the Silverhill region of St Leonards, close to popular schooling establishments, nearby local amenities and within easy reach of Alexandra Park.

This home offers modern comforts including gas fired central heating and double glazing. Accommodation comprises an entrance hall, living room, separate DINING ROOM, kitchen, UTILITY/ LEAN TO, upstairs landing, TWO DOUBLE BEDROOMS and a bathroom. To the rear of the property there is an ENCLOSED GARDEN.

This home is considered IDEAL FOR FIRST TIME BUYERS but does require some updating and offers POTENTIAL FOR IMPROVEMENT.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Wood flooring, ample space for storing shoes and coats, further wooden partially glazed door opening onto:

LIVING ROOM

13'1 into bay x 12'3 (3.99m into bay x 3.73m)

Partially panelled ceilings with coving, wood flooring, double radiator, television point, wooden fire surround with stone hearth and inset wood burning stove, under stairs storage cupboard, doorway leading to:

INNER HALL

Wood flooring, double radiator, stairs rising to upper floor accommodation, window to side aspect, doorway to:

DINING ROOM

12'6 x 12'4 (3.81m x 3.76m)

Wood flooring, built in cupboard, fireplace, double radiator, wooden framed single glazed window to rear aspect, opening leading to utility room, doorway to:

KITCHEN

9'9 x 7'2 (2.97m x 2.18m)

Wall mounted boiler, radiator, part tiled walls, tile effect laminate flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset drainer-sink unit with mixer tap, wooden framed single glazed sash window to side aspect looking into the utility, door leading to:

UTILITY/ LEAN TO

10'7 x 4'3 (3.23m x 1.30m)

Space and plumbing for washing machine, double glazed window to side, double glazed window and door to rear with views and access onto the garden.

FIRST FLOOR LANDING

Split level with loft hatch providing access to loft space.

BEDROOM

16' max narrowing to 12'6 x 11'2 (4.88m max narrowing to 3.81m x 3.40m)

Double radiator, large built in wardrobe, double glazed window to front aspect.

BEDROOM

12'8 x 9'4 (3.86m x 2.84m)

Fireplace, built in cupboard, double radiator, double glazed windows to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, tiled walls, extractor fan for ventilation, radiator, double glazed pattern glass window to rear aspect.

REAR GARDEN

Decked patio, fenced boundaries and an area laid with lawn and having raised planting beds.

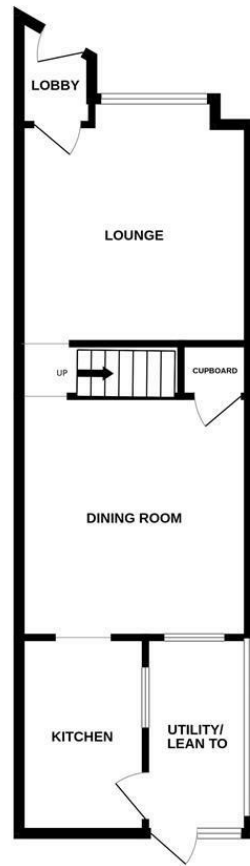
FRONT GARDEN

Enclosed front garden with pathway to front door.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

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.