



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

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £300,000

An opportunity has arisen to acquire this exceptionally well-presented and RECENTLY REFURBISHED THREE DOUBLE BEDROOM, TWO RECEPTION ROOM, PERIOD HOME, offered to the market CHAIN FREE. Located in a highly sought-after road within the Silverhill region of St Leonards, within easy reach of Alexandra Park and the many amenities that Silverhill has to offer.

Accommodation is deceptively spacious and beautifully presented comprising an entrance vestibule, hallway, lounge, separate DINING ROOM, MODERN KITCHEN, first floor landing, THREE DOUBLE BEDROOMS, bathroom and a SEPARATE WC. Externally the property enjoys a FANTASTIC REAR GARDEN which is predominantly level and considered FAMILY FRIENDLY, with ample space for outdoor seating and entertaining.

Conveniently located within easy reach of local schooling, the property is considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to:

HALLWAY

Stairs rising to first floor accommodation under stairs storage area, radiator.

LOUNGE

14'3 max x 11'2 (4.34m max x 3.40m)

Feature fire surround, radiator, double glazed windows to front aspect, double doors leading to:

DINING ROOM

12'5 x 9' (3.78m x 2.74m)

Feature fire surround, radiator, double glazed window to rear aspect.

KITCHEN

14'10 x 8'3 (4.52m x 2.51m)

Beautifully presented and recently installed, comprising a range of eye and

base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset one & ½ bowl stainless steel inset sink with flexi mixer tap, space for fridge freezer, utility area with space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, radiator. two double glazed windows to rear aspect overlooking the garden.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

14'6 x 9'1 (4.42m x 2.77m)

Feature fire surround, radiator, double glazed windows to front aspect.

BEDROOM

12'5 x 9' (3.78m x 2.74m)

Double glazed window to rear aspect, feature fire surround, radiator.

BEDROOM

11'6 x 8'10 (3.51m x 2.69m)

Double glazed window to rear aspect, radiator.

BATHROOM

Newly installed suite featuring a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with tiled splashback and storage below, dual flush wc, chrome ladder style radiator, wall mounted LED mirror, extractor fan.

SEPARATE WC

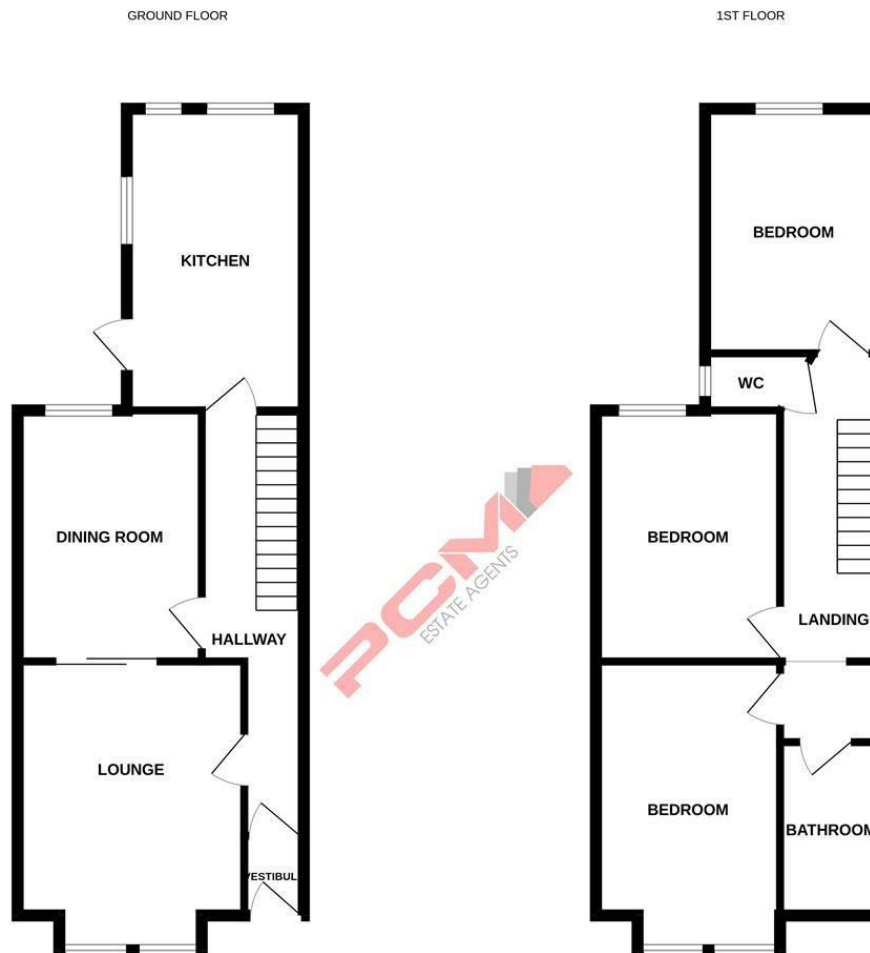
WC, wash hand basin with tiled splashback, double glazed obscured window to side aspect.

REAR GARDEN

Private and secluded, family friendly, featuring a large patio area abutting the property and providing ample space for al-fresco dining and entertaining. The rest of the garden is predominantly laid to lawn with enclosed fenced and walled boundaries.

Council Tax Band: B





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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