



ESTATE AGENTS

16, Duke Road, St. Leonards-On-Sea, TN37 7DL

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Price £269,950

PCM Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM END OF TERRACED HOUSE with OFF ROAD PARKING for three vehicles. Offered to the market CHAIN FREE.

The property enjoys spacious accommodation throughout comprising a 19ft LIVING ROOM, separate KITCHEN-DINER which leads out to the garden, first floor landing, TWO DOUBLE BEDROOMS and a SHOWER ROOM. Externally the property benefits from a PRIVATE AND ENCLOSED FAMILY FRIENDLY GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING for two vehicles in addition to an ALLOCATED PARKING SPACE located adjacent to the property.

Located within a sought-after and RARELY AVAILABLE quiet road within Silverhill, within easy reach of the many amenities that Silverhill has to offer along with local schooling, making this an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange you immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door leading to:

LOUNGE

19'6 max x 12'7 max (5.94m max x 3.84m max)

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, double glazed window to front aspect, door to:

KITCHEN-DINER

12'7 x 8'9 (3.84m x 2.67m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for breakfast table and chairs, stainless steel inset sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, radiator, double glazed window and part double glazed door to rear aspect leading out to the garden.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

12'8 x 9'1 (3.86m x 2.77m)

Built in storage cupboard housing the boiler, radiator, double glazed window to rear aspect.

BEDROOM

12'8 x 6'7 (3.86m x 2.01m)

Built in wardrobe, radiator, storage cupboard, double glazed window to front aspect.

SHOWER ROOM

9'8 x 5'2 (2.95m x 1.57m)

Walk in double shower with shower screen, wash hand basin set into vanity unit with storage below, dual flush wc, chrome ladder style radiator, tiled walls, tiled flooring, double glazed obscured window to side aspect.

REAR GARDEN

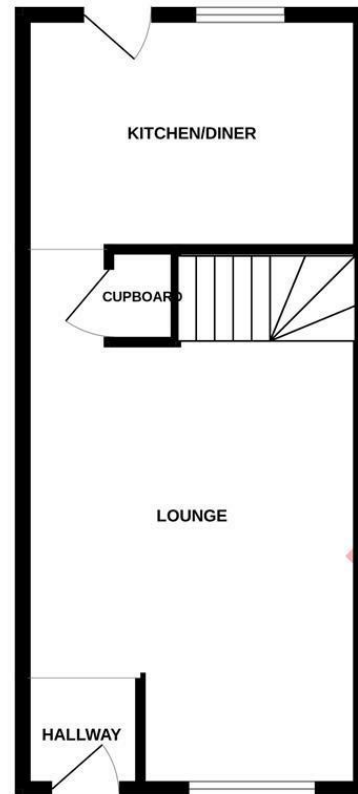
Private & enclosed family friendly garden featuring a patio area abutting the property, pathway leading to the rear of the garden where you will find an area of decking, both of which are considered ideal for seating and entertaining. There is also a storage shed/ workshop, range of mature shrubs, enclosed fenced and walled boundaries.

OUTSIDE - FRONT

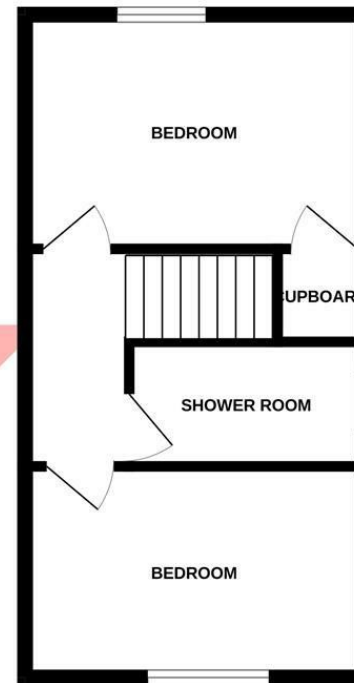
Driveway providing off road parking for two vehicles, additional allocated parking space located close by, area of garden comprising shrubs and hedge.



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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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		