



**21, Vale Road, St. Leonards-On-Sea, TN37 6PT**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £465,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented VICTORIAN FOUR/ FIVE BEDROOM SEMI-DETACHED HOUSE, positioned on this incredibly sought-after road within the Silverhill region of St Leonards.

This home has been significantly improved by the current vendors, now offering ADAPTABLE and well-proportioned accommodation comprising a vestibule, a spacious entrance hall with ample storage space, COSY BAY FRONTED LIVING ROOM with FIREPLACE and WOOD BURNING STOVE, an EXPANSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM with BI-FOLD DOORS to the rear garden, a further RECEPTION ROOM which could be a formal dining room/ bedroom/ study or playroom, and there is also a DOWNSTAIRS CLOAKROOM for convenience.

Upstairs, the split level landing provides access to a MASTER BEDROOM with EN-SUITE and ample built in storage, THREE FURTHER BEDROOMS and a good sized family bathroom. The property offers modern comforts including gas fired central heating, double glazing, a GOOD SIZED FAMILY FRIENDLY LANDSCAPED GARDEN and a block paved driveway providing OFF ROAD PARKING. The garden is a real feature of this home, ideal for families or the garden enthusiast, with sections of lawn and patio, enjoying plenty of sunshine throughout the day.

This home is conveniently positioned within easy reach of Alexandra Park and amenities within Silverhill, including popular schooling establishments nearby. Viewing comes highly recommended, please call the owners agents now to book your appointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **VESTIBULE**

High ceilings, tiled flooring, further wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, continuation of the tiled flooring, coving to ceiling, wall mounted vertical radiator, under stairs storage, doors opening to:

#### **UTILITY CUPBOARD**

Housing wall mounted boiler, gas meter, ample space for storing coats and shoes, sash window to side aspect.

#### **LOUNGE**

15'5 x 14'9 into bay (4.70m x 4.50m into bay )

High ceilings with cornicing, ceiling rose, high skirting boards, radiator, television and telephone points, fireplace with wooden fire surround, tiled hearth, inset dual-fuel stove, double glazed bay window to front aspect with made to measure bespoke plantation shutters.

#### **FORMAL DINING ROOM/ STUDY/ BEDROOM**

12'1 x 9'1 (3.68m x 2.77m)

Offering an adaptable space. High ceiling with cornicing, radiator, wood laminate flooring, fireplace, sash window to rear aspect with views onto the garden.

#### **OPEN PLAN KITCHEN-DINING-FAMILY ROOM**

24'6 x 13'4 (7.47m x 4.06m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, matching upstands, island with additional storage space that also serves as a breakfast bar, five ring gas hob with fitted cooker hood over, waist level double oven and grill with microwave above, proving drawer, inset one & ½ bowl drainer-sink unit with mixer tap, integrated dishwasher, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer, down lights, tiled flooring, wall mounted vertical radiator. triple aspect with double glazed windows to both side aspects, double glazed bi-folding doors enjoying a pleasant outlook and providing access to the rear garden, further double glazed door to side aspect providing access to the side of the property. Door to:

#### **DOWNSTARS WC**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, extractor fan for ventilation, down lights, continuation of the tiled flooring, double glazed frosted glass window to side aspect.

#### **FIRST FLOOR LANDING**

Split level with loft hatch having integrated pull down stepladder providing access to loft space, sash window to side aspect, coving to ceiling, large double storage cupboard, additional cupboard with shelving, doors to:

**BEDROOM**

11'10 x 10'1 (3.61m x 3.07m)

Measurement excludes door recess. Accessed via a walkway with a few steps up to bedroom, double radiator, ample storage space, built in wardrobes, two double radiators, double glazed sash window to rear aspect with views onto the garden, doorway to:

**EN SUITE**

Walk in shower enclosure with shower, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, tiled walls, tiled flooring, extractor fan for ventilation.

**BEDROOM**

10'3 x 9'4 (3.12m x 2.84m)

Double radiator, two Velux style windows to side aspect.

**BEDROOM**

12'4 x 7'9 (3.76m x 2.36m)

Coving to ceiling, double glazed sash window to front aspect with made to measure plantation shutter.

**BEDROOM**

12'2 x 7'4 (3.71m x 2.24m)

Currently utilised as a study/ storage room. Double radiator, coving to ceiling, picture rail, double glazed sash window to front aspect with made to measure bespoke plantation shutters.

**BATHROOM**

Large and comprising a bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, dual flush low level wc, heated towel rail, part tiled walls, tiled flooring, double glazed pattern glass window to rear aspect.

**OUTSIDE - FRONT**

Block paved driveway providing off road parking.

**REAR GARDEN**

Landscaped with a resin patio, pathway, steps up onto a stone patio with a pergola, raised planting beds, section of lawn and two sheds. The planting

beds are established with a variety of mature plants and shrubs. There are fenced boundaries, an outside water tap to the side elevation, wood store, outside lighting, gated access to front.

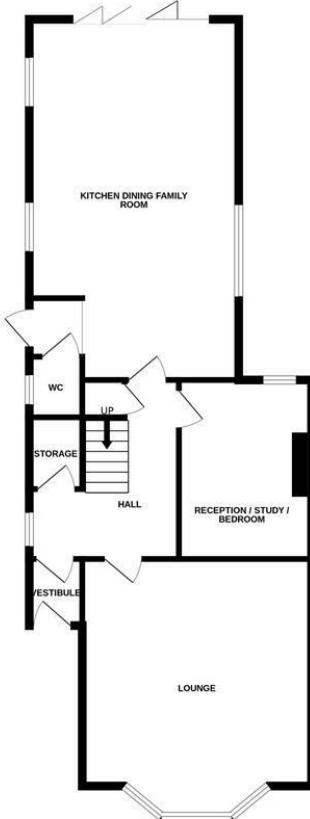
Council Tax Band: C







GROUND FLOOR



1ST FLOOR



PCM  
ESTATE AGENTS

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 identification purposes only and should not 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		
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC