PCM
ESTATE AGENTS

33, Silvan Road, St. Leonards-On-Sea, TN38 9RD

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Price £250,000

PCM Estate agents offer to the market CHAIN FREE an opportunity to acquire this TWO BEDROOM SEMI-DETACHED HOUSE, tucked away in a quiet cul-de-sac location with OFF ROAD PARKING and an ENCLOSED PRIVATE REAR GARDEN, having a pleasant woodland backdrop. Offered to the market CHAIN FREE.

The property has gas fired central heating and double glazing, as well as offering well proportioned accommodation over two floors comprising a porch, entrance hall, LOUNGE-DINER, kitchen, upstairs landing, TWO DOUBLE BEDROOMS with fitted wardrobes and a bathroom with a electric shower over the bath.

Conveniently positioned within reach of amenities within the area, including Tesco Superstore and popular schooling establishments. The property has an area of woodland located behind, being ideal for woodland walks.

Please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR
Leading to:

PORCH
Windows on both side and front elevations with a frosted glass for privacy, tiled flooring, further double glazed door to:

ENTRANCE HALL
Stairs rising up for accommodation, wall mounted thermostat for gas central heating, radiator, understairs storage cupboard, doors to:

LOUNGE-DINER
16' x 12' (4.88m x 3.66m)
York stone fireplace, radiator, television point, double glazed window and single door to rear aspect with views and access onto the garden, with pleasant views into an area woodland beyond the garden.

KITCHEN
10'1 x 8'8 (3.07m x 2.64m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit, space for cooker, space for fridge freezer, space and plumbing for washing machine, part tiled walls, wood laminate flooring and a double glazed window to front aspect.

FIRST FLOOT LANDING
Doors leading to:

BEDROOM
14'1 onto face of wardrobe x 9' (4.29m onto face of wardrobe x 2.74m)
Fitted wardrobes, radiator, two double glazed windows to rear aspect having views over the garden and onto an area of woodland.

BEDROOM
11' x 8'9 (3.35m x 2.67m)
Fitted wardrobes, wash hand basin with mixer tap and tiled splashbacks, radiator, double glazed window to front aspect.

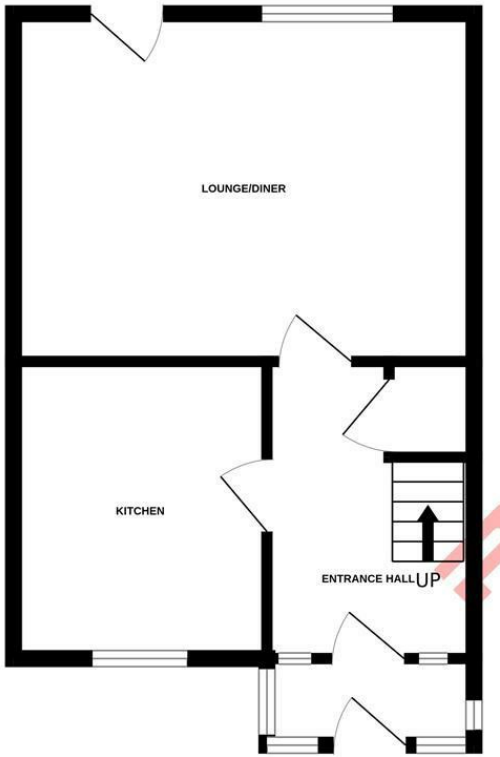
BATHROOM
Loft hatch to loft space, airing comfort with a immersion heater and a chrome ladder style heated towel rail, part tiles, walls, wood laminate flooring, panelled bath with mixer tap and electric shower over, dual flush low level wc, pedestal wash hand basin with mixer tap, part aquaborded walls, part tiled walls, double glazed obscured glass window to front aspect.

OUTSIDE - FRONT
Driveway with off road parking and there are a few steps down to the front door.

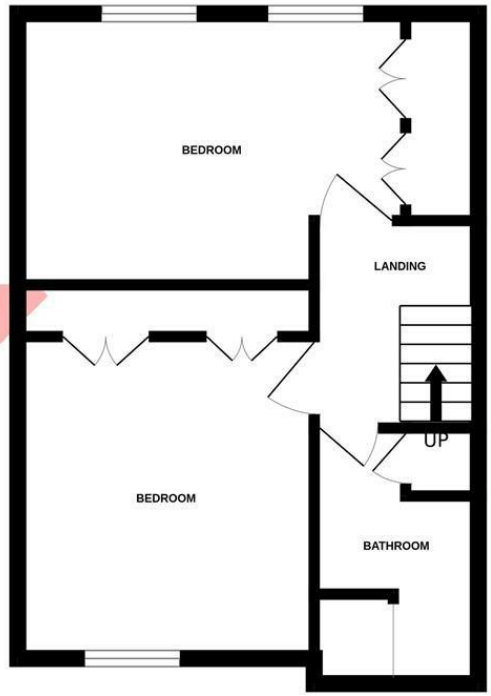
REAR GARDEN
Landscaped with sections of lawn and patio, fence boundaries, gated access down the side with some established plants and shrubs, and a pleasant outlook over woodland.

Council Tax Band: B

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.

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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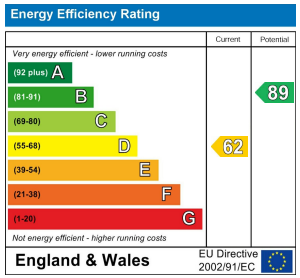

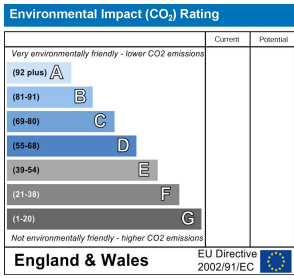

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.