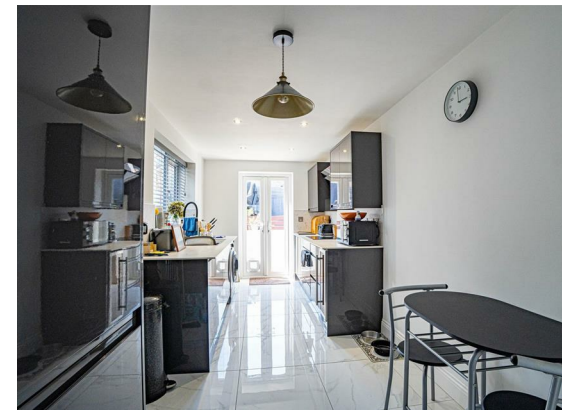




ESTATE AGENTS

**40, Sedlescombe Road North, St. Leonards-On-Sea, TN37 7DG**

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

**Offers In Excess Of £235,000**

PCM Estate Agents welcome to the market CHAIN FREE an exciting opportunity to acquire this conveniently positioned TWO BEDROOM MODERN MID-TERRACED HOUSE with OFF ROAD PARKING and a LOW-MAINTENANCE GARDEN.

The property is in superb order with a MODERN KITCHEN & BATHROOM, gas fired central heating, double glazing and fitted blinds throughout. Overall accommodation is arranged over two floors comprising a welcoming entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, MODERN KITCHEN-BREAKFAST ROOM with INTEGRATED APPLIANCES with views and access to the garden, upstairs landing, MODERN BATHROOM with shower over bath and TWO GOOD-SIZED BEDROOMS.

Positioned in the heart of Silverhill, close to amenities, Alexandra Park and bus routes. This property must be viewed to fully appreciate the convenient position and the quality of accommodation on offer.

Please call the owners agents now to book your viewing.

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

Leading to:

#### **WELCOMING ENTRANCE HALL**

Stairs rising to upper floor accommodation, wall mounted vertical radiator, wall mounted consumer unit for the electrics, door to:

#### **OPEN PLAN LOUNGE-DINING ROOM**

20'9 max x 14'8 max (6.32m max x 4.47m max )

Under stairs storage cupboard, wood laminate flooring, two radiators, down lights, television point, ample space for dining table and living room furniture, double glazed window to front aspect with made to measure plantation shutters, double glazed French doors to rear aspect with views and access onto the garden, doorway leading to:

#### **KITCHEN-BREAKFAST ROOM**

15'7 max x 7'6 max (4.75m max x 2.29m max )

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces ad matching upstands, induction hob with oven below and

cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, integrated drinks cooler, integrated slimline dishwasher, space for tall fridge freezer, ample space for breakfast table, tiled flooring, wall mounted vertical radiator, wall mounted cupboard concealed boiler, double glazed window to side aspect, double glazed French doors to garden.

#### **FIRST FLOOR LANDING**

Providing access to:

#### **BEDROOM**

15'2 max narrowing to 12'3 x 9'6 max (4.62m max narrowing to 3.73m x 2.90m max)

Radiator, loft hatch, television point, two double glazed French doors opening inward with Juliette balcony having metal balustrade, bespoke plantation shutters.

#### **BEDROOM**

11'4 x 8'3 (3.45m x 2.51m )

Wood laminate flooring, radiator, double glazed window to rear aspect with made to measure Venetian style blind.

#### **BATHROOM**

Tiled walls, tiled flooring, heated towel rail, bath with mixer tap and shower over, rain style shower head and hand-held shower attachment, glass shower screen, concealed cistern low level wc with storage set to the side, vanity enclosed wash hand basin with mixer tap, extractor for ventilation, double glazed pattern glass window to rear aspect and made to measure plantation shutters.

#### **OUTSIDE - FRONT**

Driveway providing off road parking for one vehicle.

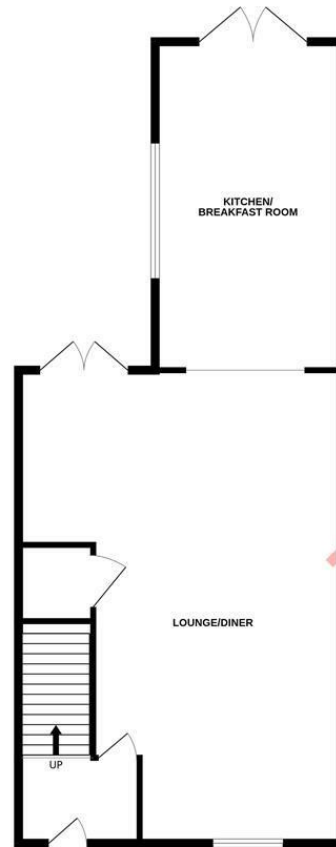
#### **REAR GARDEN**

Low-maintenance with hard landscaping, having a stone patio abutting the property, wooden steps up to a further decked patio, ample space to eat al-fresco and entertain, outside water tap.

Council Tax Band: C



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |