



10, Alma Villas, St. Leonards-On-Sea, TN37 6QU

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Offers In Excess Of £295,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this THREE STOREY, FOUR BEDROOM, VICTORIAN TERRACED HOUSE, located on this sought-after road within the Silverhill region of St Leonards, within easy reach of amenities in Silverhill, Alexandra Park and popular schooling establishments.

The property has a LOVELY GARDEN and offers well-presented and well-appointed accommodation. Upon entering the property there is a welcoming entrance hall, BAY FRONTED LOUNGE with WOOD BURNER being open plan to the DINING ROOM and a well-equipped kitchen. To the first floor there are TWO DOUBLE BEDROOMS and a bathroom, whilst to the second floor there are TWO FURTHER BEDROOMS. The property also benefits from gas fired central heating, double glazing and is generally well-presented throughout, also allowing the new owner to put their own personality into the property.

Viewing comes highly recommended, please contact the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Stairs rising to the first floor accommodation, radiator, inset recessed spotlights, doorway to the kitchen and door to:

LOUNGE

15'9 into bay x 11'4 (4.80m into bay x 3.45m)

High ceiling with cornicing, fireplace, inset wood burning stove, double radiator, wall mounted shelving, double glazed bay window to front aspect, open plan to:

DINING ROOM

11'8 x 9'7 (3.56m x 2.92m)

Double radiator, high ceiling with cornicing, double glazed window to rear aspect with views onto the low maintenance rear garden.

KITCHEN

10'2 x 8'7 (3.10m x 2.62m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring electric hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space for appliances including washing machine, tumble dryer and dishwasher, double glazed window and door to side aspect having views and providing access to the garden.

FIRST FLOOR LANDING

Split level with stairs rising to the second floor, doors to:

BEDROOM

15'1 x 15'7 into bay narrowing to 13'2 (4.60m x 4.75m into bay narrowing to 4.01m)

High ceiling, wood flooring, radiator, fitted wardrobes, double glazed bay window to front aspect and further double glazed window to front aspect.

BEDROOM

12' x 9'6 (3.66m x 2.90m)

High ceiling, fireplace, double radiator, double glazed window to rear aspect having views onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk-in shower enclosure with electric shower, vanity enclosed wash hand basin with mixer tap, low level wc, loft hatch, airing cupboard housing the boiler, heated towel rail, part tiled walls, wall mounted Bluetooth mirror, two double glazed windows with obscured glass to side aspect.

SECOND FLOOR LANDING

Leading to:

BEDROOM

15' x 12'8 (4.57m x 3.86m)

Double radiator, double glazed window to front aspect.

BEDROOM

12'9 x 9'2 (3.89m x 2.79m)

Double glazed window to rear aspect.

OUTSIDE - FRONT

Enclosed front courtyard, gated access to a pathway leading to the front door.

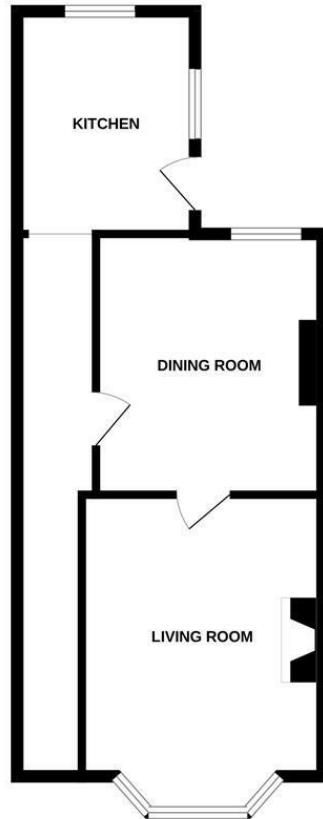
REAR GARDEN

Enjoying plenty of afternoon and evening sunshine, area of lawn, patio area offering ample space to eat alfresco and entertain, wooden shed and rear gated access. There is also access down the side elevation with another concrete patio area, offering a shaded area perfect for bistro style table and chairs.

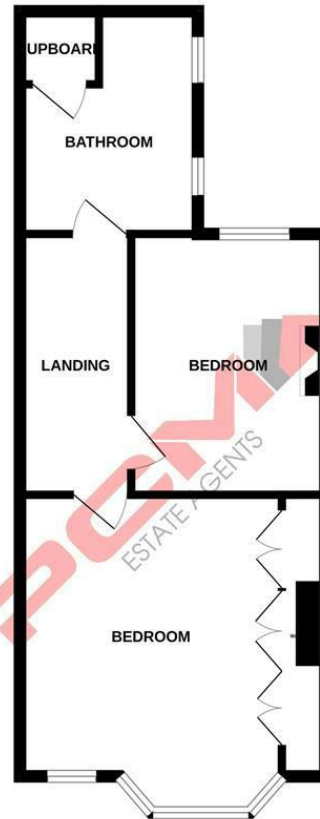
Council Tax Band: B



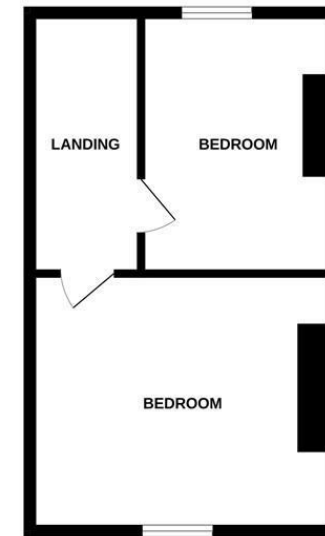
GROUND FLOOR



1ST FLOOR



2ND 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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