PCM
ESTATE AGENTS

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

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

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.

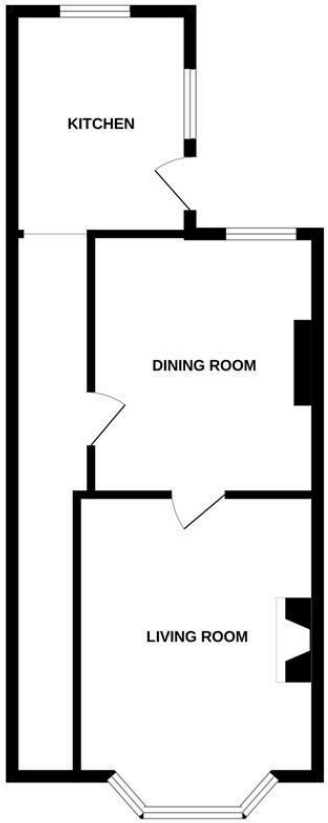
BEDROOM
12'9 x 9'2 (3.89m x 2.79m)
Double glazed window to rear aspect.

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.

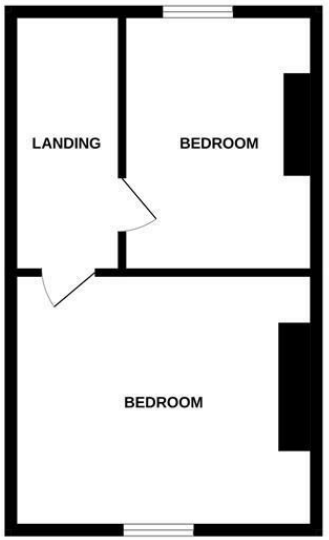
Council Tax Band: B

GROUND FLOOR

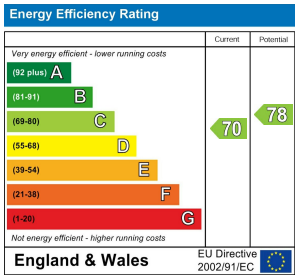


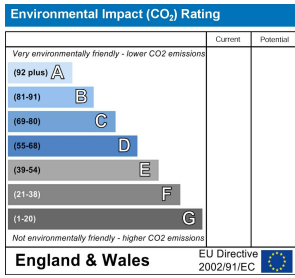
1ST FLOOR

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.
Made with Metropix ©2026





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.