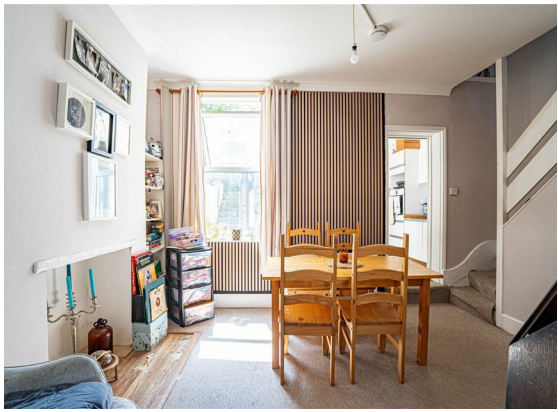








PCM
ESTATE AGENTS

28, Perth Road, St. Leonards-On-Sea, TN37 7EB

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

Price £240,000

PCM Estate Agents welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this OLDER STYLE TWO DOUBLE BEDROOM, TWO BATHROOM, TERRACED HOUSE, located on this incredibly sought-after road in the Silverhill region of St Leonards, close to a vast range of amenities including popular schooling establishments, a LARGE GARDEN, gas central heating and double glazing.

Accommodation is arranged over two floors comprising a welcoming entrance hall, lounge connecting seamlessly to the DINING ROOM, kitchen, upstairs landing, LARGE MASTER BEDROOM with EN-SUITE SHOWER ROOM, further DOUBLE BEDROOM and a family bathroom. The property occupies a slightly elevated position set back from the road, with PARKING to the rear as well as a WELL-PROPORTIONED GARDEN with outbuilding, which is in need of work.

The property is generally well-appointed and offers potential for the new owner to put their own personality into and make their own.

Please call the owners agents now to book your viewing.

UPVC DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
High ceiling with coving, radiator, doors to:

DINING ROOM
15'3 x 10'2 (4.65m x 3.10m)
Double glazed window to rear aspect, stairs rising to upper floor accommodation, high ceiling with coving, radiator, under stairs storage cupboard, doorway leading to the kitchen and archway to:

LIVING ROOM
11'9 x 11'5 (3.58m x 3.48m)
High ceiling with coving, radiator, television point, double glazed window to front aspect.

KITCHEN
12'4 x 8'7 (3.76m x 2.62m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over, waist level oven, inset drainer-sink with mixer tap, wall mounted boiler, radiator, space and plumbing for washing machine, double glazed window and door to side aspect, addition space at the back of the kitchen (5'3 x 2'8) with window and space for appliance.

FIRST FLOOR LANDING
Loft hatch, over stairs cupboard, doors to:

BEDROOM
15'8 x 11'2 (4.78m x 3.40m)
Radiator, two double glazed windows to front aspect, door to:

EN-SUITE
Walk-in shower enclosure, vanity enclosed wash hand basin, part tiled walls, coving to ceiling.

BEDROOM
12'3 x 9'4 (3.73m x 2.84m)
Coving to ceiling, radiator, double glazed window to rear aspect having views onto the garden.

BATHROOM
Panelled bath, pedestal wash hand basin, low level wc, part tiled walls, coving to ceiling, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT
The property is set back from the road in a slightly elevated position, with a few steps up to the front door and an area of front garden.

REAR GARDEN
Concrete patio area, steps up to the main section of garden being laid to lawn, pathway to the side leading to the bottom of the garden. At the bottom of the garden there is an outbuilding (19' x 13') with power, and parking.

Council Tax Band: B

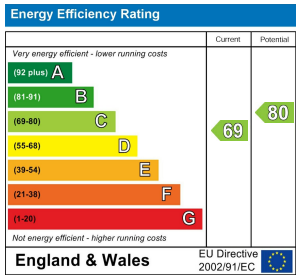


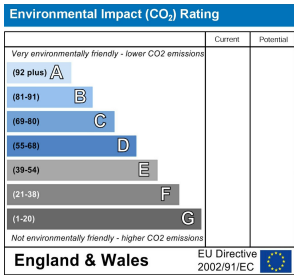












PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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