



ESTATE AGENTS

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Price £319,950

PCM Estate Agents are thrilled to present an exceptional opportunity to acquire this MODERN DETACHED TWO BEDROOM HOME, positioned on a highly sought-after road in the vibrant Silverhill region of St. Leonards. Moments from local shops, schools, and just a short stroll from Alexandra Park, this home offers the perfect balance of convenience and modern comfort.

Step inside and you'll be welcomed by a BRIGHT ENTRANCE HALL, leading to a SPACIOUS LOUNGE-DINING ROOM with FRENCH DOORS opening onto a delightful, LOW-MAINTENANCE GARDEN. The sleek, MODERN KITCHEN is fitted with INTEGRATED APPLIANCES, and there's a convenient DOWNSTAIRS WC. Upstairs, a split-level landing leads to TWO GENEROUS BEDROOMS and a STYLISH BATHROOM with a shower over the bath. The property has double glazed windows throughout and has central heating.

Approached via a driveway with OFF ROAD PARKING and having a lovely LOW-MAINTENANCE REAR GARDEN the quality and lifestyle this home offers is perfect for families.

Early viewing is essential, contact the owners agent today to book your private visit!

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Stair rising to upper floor accommodation, polished tiled flooring, doors to:

KITCHEN

11'1 x 7'3 (3.38m x 2.21m)

Modern and built with a matching range of eye and base level cupboards and drawers, stone countertop and matching upstands, AEG induction hob with fitted cooker hood over and oven below, sunken resin sink with mixer tap, integrated tall fridge freezer, integrated washing machine, continuation of the polished tiled flooring, radiator, double glazed window to front aspect, door to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap and ample storage beneath, wall mounted mirror,

part tiled walls, continuation of the polished tiled flooring, heated towel rail, inset spotlights, double glazed opaque glass window to front aspect.

LIVING ROOM

14'3 x 13'8 (4.34m x 4.17m)

Continuation of the polished tiled flooring, inset spotlights, television point, radiator, under stairs storage cupboard, dual aspect room with double glazed window to front and double glazed French doors to rear aspect with windows either side and providing access to the garden.

FIRST FLOOR LANDING

Split level with stairs either side, loft hatch, storage cupboard, double glazed window to front aspect with opaque glass for privacy, access to:

BEDROOM

14'3 x 9'4 narrowing to 8'1 (4.34m x 2.84m narrowing to 2.46m)

Radiator, television point, double glazed window to front aspect.

BEDROOM

11'3 x 7'9 (3.43m x 2.36m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower over bath with rain style shower head and hand-held shower attachment, glass shower screen, wall mounted vanity enclosed wash hand basin with mixer tap and storage set beneath, concealed cistern dual flush low level wc, extractor fan for ventilation, polished tiled flooring, part tiled walls, heated towel rail, spotlights, double glazed opaque glass window to front aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking.

REAR GARDEN

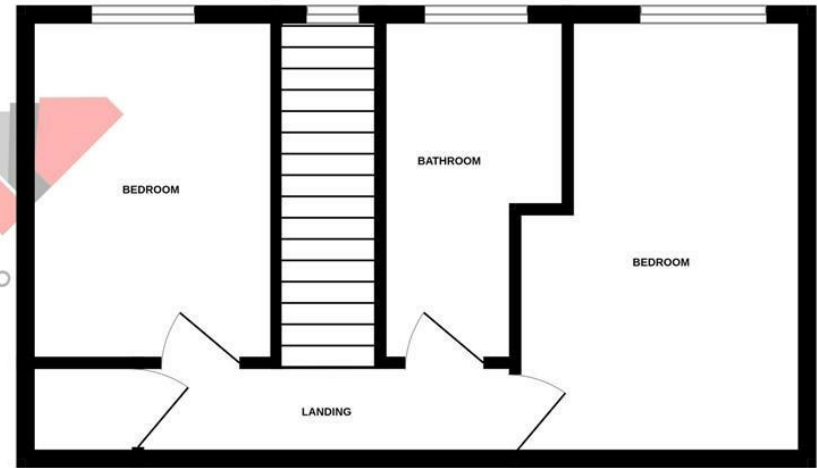
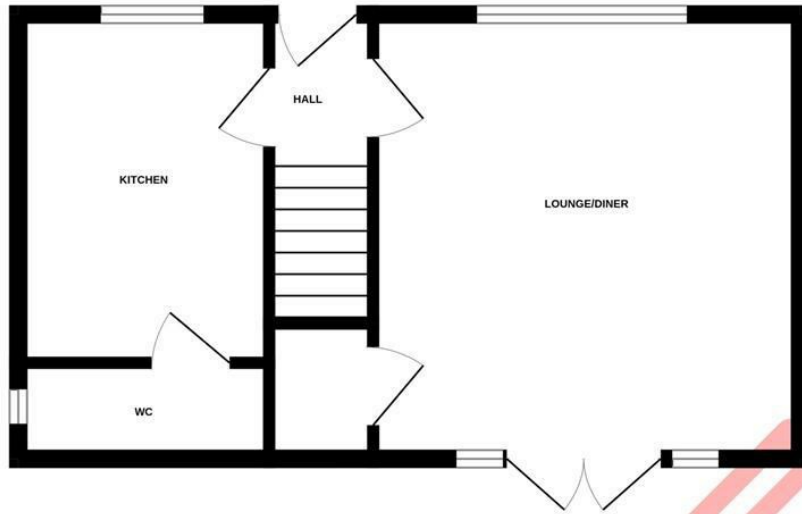
Low maintenance with walled and fenced boundaries, patio offering ample space for table and chairs, area of artificially laid lawn and tree swing. The garden is private and enjoys plenty of sunshine.

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) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	