



PCMA
ESTATE AGENTS

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Price £265,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE OLDER STYLE THREE BEDROOM SEMI-DETACHED FAMILY HOME, positioned within the favoured Silverhill region of St Leonards, close to a vast range of amenities including Alexandra Park, Asda and popular schools nearby.

The property has been sympathetically modernised and offers LIGHT AND SPACIOUS ACCOMODATION over two floors comprising a porch leading to an entrance hall, inner hallway, DINING ROOM connecting seamlessly to the MODERN KITCHEN, and a BAY FRONTED LIVING ROOM. Upstairs, there are THREE GOOD SIZED BEDROOMS, a bathroom and a SEPARATE WC located off of the spacious landing with ample storage. This OLDER STYLE CHARACTERFUL HOME offers modern comforts including gas fired central heating, double glazing and has an ENCLOSED LOW-MAINTENANCE GARDEN.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

PORCH

UPVC construction with polycarbonate roof, further double glazed door opening to a path leading to the garden, further wooden partially glazed door opening to:

ENTRANCE HALL

Ample space for hanging coats and taking off shoes, wooden partially glazed door opening to

INNER HALL

Stairs rising to upper floor accommodation, radiator, double glazed window to side aspect, door opening to:

DINING ROOM

15'3 max x 12'9 max (4.65m max x 3.89m max)

Newly carpeted, radiator, high ceilings with picture rail, double glazed window to rear aspect with views onto the garden, door to kitchen and opening to:

LIVING ROOM

12'5 x 12'3 into bay (3.78m x 3.73m into bay)

High ceilings, picture rail, newly carpeted, radiator, double glazed bay window to front aspect.

KITCHEN

10' x 8'1 (3.05m x 2.46m)

Newly fitted with a range of matching eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces with matching upstands, Lamona electric hob with oven below and extractor over, insert drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, under stairs storage cupboard housing the wall mounted boiler and consumer unit, whilst also offering additional storage space, wood effect tiled flooring, dual aspect with double glazed window to rear having views onto the garden, double glazed door and window to side aspect.

FIRST FLOOR LANDING

Split level and newly carpeted, radiator, double glazed window to side aspect, loft hatch, built in cupboard with radiator, hanging rail and shelving. Doors to:

BEDROOM

13'6 x 9'6 (4.11m x 2.90m)

High ceiling, picture rail, radiator, double glazed window to front aspect.

BEDROOM

12'1 x 12'5 (3.68m x 3.78m)

Radiator, high ceiling, picture rail, double glazed window to rear aspect.

BEDROOM

9'4 x 6' (2.84m x 1.83m)

High ceiling, picture rail, radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, tiled walls, radiator, wood effect vinyl flooring, extractor fan for ventilation, double glazed obscured glass window to side aspect.

SEPARATE WC

Dual flush low level wc, radiator, wood effect vinyl flooring, double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT

Enclosed with path to front door, stone/ paved path abutting the property, area of lawn and areas for planting.

REAR GARDEN

Laid to lawn, patio abutting the property, wooden shed, outside water tap and fenced boundaries. The garden is private and enjoys plenty of sunshine throughout the afternoon.

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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