PCM
ESTATE AGENTS

30, Silverlands Road, St. Leonards-On-Sea, TN37 7DE

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

Price £250,000

PCM Estate Agents welcome to the market this deceptively spacious THREE DOUBLE BEDROOM, TWO RECEPTION ROOM, MID TERRACED PERIOD HOME conveniently located within a highly sought-after Silverhill location, within easy reach of the many amenities that Silverhill has to offer.

The property is offered to the market CHAIN FREE and boasts SPACIOUS ACCOMODATION throughout comprising an entrance hallway, lounge, DINING ROOM, KITCHEN-BREAKFAST ROOM with separate UTILITY area and a rear lobby leading to the COURTYARD STYLE GARDEN. To the first floor there are THREE BEDROOMS all of which are of a good size, bathroom and a SEPARATE WC.

Located on a sought-after road within easy reach of Alexandra Park and local schooling, the property is considered an IDEAL FAMILY HOME and is offered to the market CHAIN FREE with POTENTIAL TO IMPROVE.

Please call PCM Estate Agents now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR
Leading to:

ENTRANCE HALLWAY
Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, separate cloaks cupboard, radiator, door to:

DINING ROOM
12' x 9'2 (3.66m x 2.79m)
Open plan to:

LOUNGE
14'3 max x 10'5 max (4.34m max x 3.18m max)
Double glazed bay window to front aspect, radiator.

UTILITY ROOM
15'3 x 4'10 (4.65m x 1.47m)
Comprising a range of base level units with worksurfaces, spacious built in storage/ larder cupboard, space and plumbing for washing machine and dishwasher, Velux window to side aspect, door to rear lobby and open plan to:

KITCHEN-BREAKFAST ROOM
14'1 x 7'11 (4.29m x 2.41m)
Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset sink with mixer tap, space for fridge freezer, ample space for breakfast table and chairs, double glazed bay window to rear aspect.

REAR LOBBY
Double glazed window to rear aspect, door leading to courtyard.

FIRST FLOOR LANDING
Leading to:

BEDROOM
15'2 max x 14'7 max (4.62m max x 4.45m max)
Double glazed bay window to front aspect, radiator.

BEDROOM
11'10 x 8'1 (3.61m x 2.46m)
Built in wardrobe and airing cupboard, double glazed window to rear aspect, radiator.

BEDROOM
8'11 x 7'10 (2.72m x 2.39m)
Double glazed window to rear aspect, radiator.

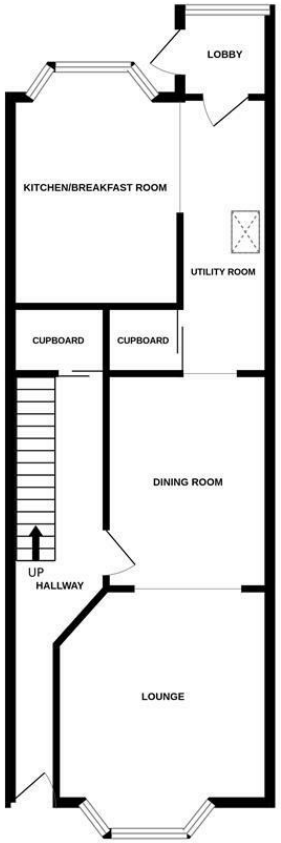
BATHROOM
Bathtub, separate wash hand basin, part tiled walls, radiator, double glazed obscured window to side aspect.

SEPARATE WC
WC, double glazed obscured window to side aspect.

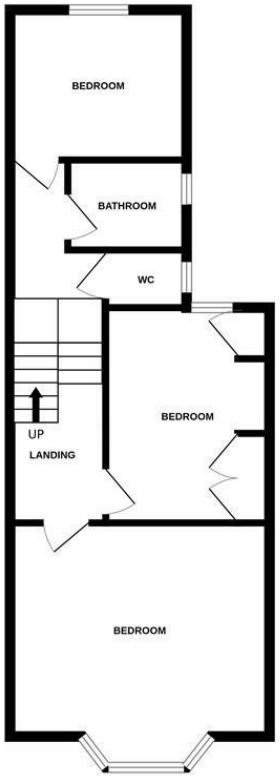
REAR GARDEN
Private courtyard style garden with enclosed fenced boundaries and storage shed.

Council Tax Band: B

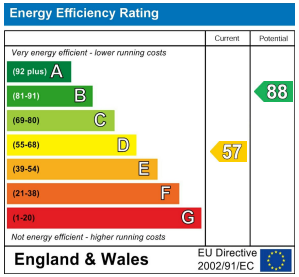
GROUND FLOOR

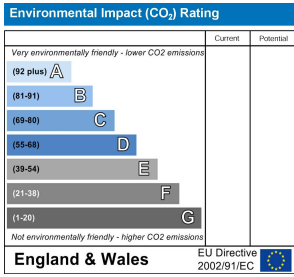


1ST FLOOR



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.
Made with Metropix ©2025





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.