



## Key Features

- ◆ CHAIN FREE
- ◆ Two-bedroom, link-detached house
- ◆ Close to local schools, shops and amenities
- ◆ Double driveway
- ◆ Freehold
- ◆ EPC rating TBC



**northwood**  
Local knowledge, national reach

Strood Road, Silverhill, St. Leonards-On-Sea

£270,000

**northwood**  
Local knowledge, national reach



Northwood are delighted to welcome to market, CHAIN FREE, this lovely two-bedroom, link-detached house in the popular Silverhill area of St Leonards-on-sea.

Accommodation comprises: living room, kitchen, two bedrooms, downstairs cloakroom and bathroom with shower over bath.

Further benefits include private rear garden, double-glazing, gas central heating and driveway with space for two cars.

Located in the popular Silverhill area of St Leonards, close to local shops, supermarkets, schools and transport links, this lovely house is perfect for small families, first-time buyers or investors.





Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/1cec0f266e7c4a76ba3f8466727c753b>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band B: £2082

### Exterior and Approach

A modern, link-detached house in a quiet road in the popular Silverhill area of St Leonards.

A paved, double drive at the front of the property has space for two cars with a path leading to the front door

### Hallway

A double-glazed uPVC door leads to a bright, L-shaped hallway, carpeted with radiator and doors to all ground-floor rooms

### Living Room

5.45m x 3.91m (17'11" x 12'10")

Large living room, carpeted with two radiators and uPVC double glazed window and doors providing access to the private rear garden

### Kitchen

3.87m x 3.13m (12'8" x 10'4")

Modern fitted kitchen comprising of oak worktop over white cabinets and doors, tile-effect vinyl floor, stainless steel cooker hood over gas hob and built-under electric oven, gas boiler, radiator, uPVC double-glazed window to front aspect and space/plumbing for fridge-freezer, washing machine and dishwasher





### **Cloakroom**

1.61m x 1.35m (5'4" x 4'5")

Downstairs cloakroom with tile-effect vinyl floor, heated towel rail, extractor fan and white suite comprising WC and basin

### **Landing**

2.58m x 1.04m (8'6" x 3'5")

First-floor landing, carpeted with loft access and doors to all first-floor rooms

### **Bedroom One**

4.51m x 3.91m (14'10" x 12'10")

Large double-bedroom, carpeted with radiator and uPVC double-glazed window to front aspect

### **Bedroom Two**

3.87m x 2.02m (12'8" x 6'7")

Double-bedroom, carpeted with radiator and uPVC double-glazed window to rear aspect



### **Bathroom**

2.61m x 1.55m (8'7" x 5'1")

Family bathroom with tile-effect vinyl floor, extractor fan, uPVC double-glazed window to side aspect, and white suite comprising basin, WC and bath with shower over

### **Rear Garden**

Enclosed rear garden, mostly laid to lawn with a patio, shed and side-access gate





Approximate total area<sup>(1)</sup>  
75.2 m<sup>2</sup>  
810 ft<sup>2</sup>

Reduced headroom  
0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Northwood**  
81-83 South Street  
Eastbourne  
BN21 4LR  
01323 744544  
eastbourne@northwooduk.com

**northwood**  
Local knowledge, national reach