



**111, Burry Road, St. Leonards-On-Sea, TN37 6QX**

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**Price £350,000**

PCM Estate Agents are delighted to present to the market a MODERN THREE BEDROOM SEMI-DETACHED HOUSE tucked away in an INTIMATE DEVELOPMENT of select family homes, positioned on a quiet cul-de-sac off Burry Road in this favourable Silverhill region of St Leonards. The property has OFF ROAD PARKING for two vehicles and an EV CHARGING POINT.

Inside you are greeted by an IMPRESSIVE OPEN PLAN LIVING-DINING ROOM with BI-FOLD DOORS that open out to the garden and being OPEN PLAN to the MODERN KITCHEN which has a range of INTEGRARTED APPLIANCES in addition to a SEPARATE UTILITY ROOM/ CLOAKROOM. Upstairs, there is a spacious landing from which you can access the MASTER BEDROOM with a LOVELY EN-SUITE SHOWER ROOM, TWO FURTHER WELL-PROPORTIONED BEDROOMS and a family bathroom with shower over. There is a lovely leafy backdrop onto an area of woodland and the garden is SYMPATHETICALLY TERRACED with a decked patio in addition to two further usable terraces.

The property has been BUILT TO A VERY HIGH STANDARD approximately 5-6 YEARS AGO and has the remainder of the BUILD WARRANTY.

Conveniently positioned within easy reach of amenities within Silverhill including popular schooling establishments and Alexandra Park. This MODERN SEMI-DETACHED FAMILY HOME must be viewed to appreciate the convenient space and position on offer. Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to

#### **ENTRANCE HALL**

Double glazed window to rear aspect having views over the garden, door opening to;

#### **OPEN PLAN LIVING AREA**

30'0" max x 17'2" max (9.14m max x 5.23m max)

Television point, storage cupboard, radiator, telephone point, double glazed window to side, double glazed windows and doors to the rear having a pleasant outlook over the rear garden. Fitted kitchen with a range of eye and base level cupboard and drawers with soft close hinges having complimentary granite work surfaces over, inset one  $\frac{1}{2}$  bowl sink with mixer tap and molded drainer, four ring hob with chimney style cooker hood over, electric fan assisted oven below. Integrated appliances include fridge freezer and dishwasher, inset down lights, LED plinth lighting, vertical wall radiator, double glazed window to side and front aspects and stairs to upper floor accommodation.

#### **UTILITY ROOM/ WC**

6'5" x 6'1" (1.96m x 1.85m)

Concealed cistern, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, heated towel rail, space and plumbing for washing machine and tumble dryer set beneath granite worktop, wall mounted cupboard, inset down lights, extractor for ventilation, double glazed pattern glass window to front aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft area, smoke alarm, airing cupboard housing Ideal combination boiler and slatted shelving.

#### **BEDROOM ONE**

12'6" max x 10' max (3.81m max x 3.05m max)

Built in wardrobes, radiator, telephone point, satellite point, double glazed windows to rear aspect having pleasant views over the garden. Door to:

#### **EN SUITE**

Walk in shower enclosure with drench style shower head and hand held shower attachment, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed pattern glass window to the rear aspect.

#### **BEDROOM TWO**

13'3" narrowing to 10'10" x 8'5" (0.99m narrowing to 3.30m x 2.57m)

Radiator, double glazed window to front aspect.

#### **BEDROOM THREE**

9'10" max x 8'3" max (3.00m max x 2.51m max)

Radiator, built in cupboard, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower over, drench style shower head, further hand held shower attachment, glass shower screen, concealed cistern, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, shaver point, part tiled walls, tiled flooring, inset down lights, extractor for ventilation, heated towel rail, double glazed window with pattern glass to side aspect.

#### **FRONT GARDEN**

Block paved drive providing off road parking for two vehicles and EV charging port.

#### **REAR GARDEN**

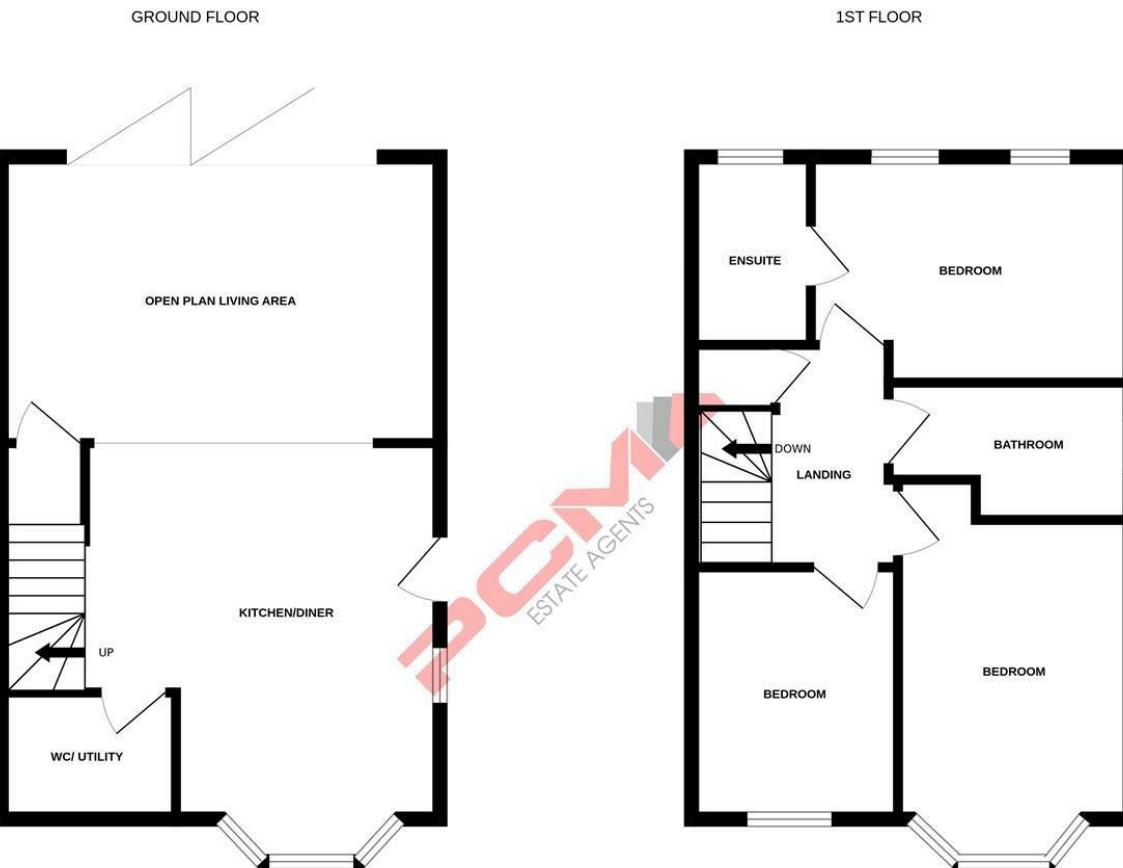
Enclosed terraced garden with a decked patio abutting the property and two further terraces beyond this, gated side access, fenced boundaries and a lovely leafy tranquil backdrop.

Council Tax Band: C









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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.