

ESTATE AGENTS

**38, Silverlands Road, St Leonards-on-sea, TN37 7DE**

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**Price £285,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this WELL PROPORTIONED OLDER STYLE THREE BEDROOM MID TERRACED HOUSE with deceptively spacious accommodation arranged over two floors.

Accommodation comprises an entrance lobby, entrance hall, DOWNSTAIRS CLOAKROOM, BAY FRONTED LIVING ROOM, open plan KITCHEN-DINING ROOM, separate UTILITY ROOM, upstairs landing, THREE GOOD-SIZED BEDROOMS and a bathroom. The property benefits from having double glazing and PRIVATE ENCLOSED COURTYARD STYLE REAR GARDEN which enjoys the afternoon sun.

The property is enviably positioned in the sought after SILVERHILL region of St Leonards within reach of highly regarded schooling establishments and amenities located within Silverhill, such as the Asda Superstore.

Call the owners agents now to book your immediate viewing to avoid disappointment.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE LOBBY**

Opening onto

#### **HALLWAY**

Stairs rising to first floor landing accommodation, dado rail, coved ceiling, storage radiator, under stairs storage cupboard housing electric consumer unit.

#### **DOWNSTAIRS CLOAKROOM**

Low level wc, wash hand basin, downlights, tile effect laminate flooring.

#### **LIVING ROOM**

13'6" into bay x 10'1" plus 5'3" x 3'8" (4.11 into bay x 3.07 plus 1.60 x 1.12)

Coved ceiling, wood effect laminate flooring, television point, double glazed bay window to rear aspect with pleasant views over the garden.

#### **KITCHEN-DINING ROOM**

11'10" x 11'6" (3.61 x 3.51)

Modern kitchen fitted with a range of eye and base level cupboards and drawers with soft close hinges and complementary work surfaces over, integrated

appliances include dishwasher, space for American style fridge/freezer, space for Range style cooker, inset circular sink and drainer with mixer tap, under cupboard lighting, part tiled walls, tile effect laminate flooring, partially glazed wooden door opening to utility room, open plan to

#### **DINING ROOM**

14'7" max x 13'2" (4.45 max x 4.01)

Coved ceiling, picture rail, pine effect laminate flooring, television aerial point, wooden fire surround with electric fire, double glazed bay window to front aspect.

#### **UTILITY ROOM**

14'6" max x 6'2" max (4.42 max x 1.88 max)

Space and plumbing for washing machine and tumbledryer, wall mounted cupboards, wooden partially glazed door giving access onto garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft area, storage radiator, dado rail, airing cupboard housing immersion heater, door to

#### **BEDROOM ONE**

16'7" max x 15'0" max into bay (5.05 max x 4.57 max into bay)

Picture rail, fitted wardrobes, double glazed bay window to front aspect with window seat having storage beneath.

#### **BEDROOM TWO**

11'4" x 11'0" (3.45 x 3.35)

Wood effect laminate flooring, picture rail, double glazed window to rear aspect with pleasant views over rooftops.

#### **BEDROOM THREE**

10'0" x 9'4" (3.05 x 2.84)

Double glazed window to rear aspect with pleasant views over rooftops, fitted open wardrobe and shelving unit. .

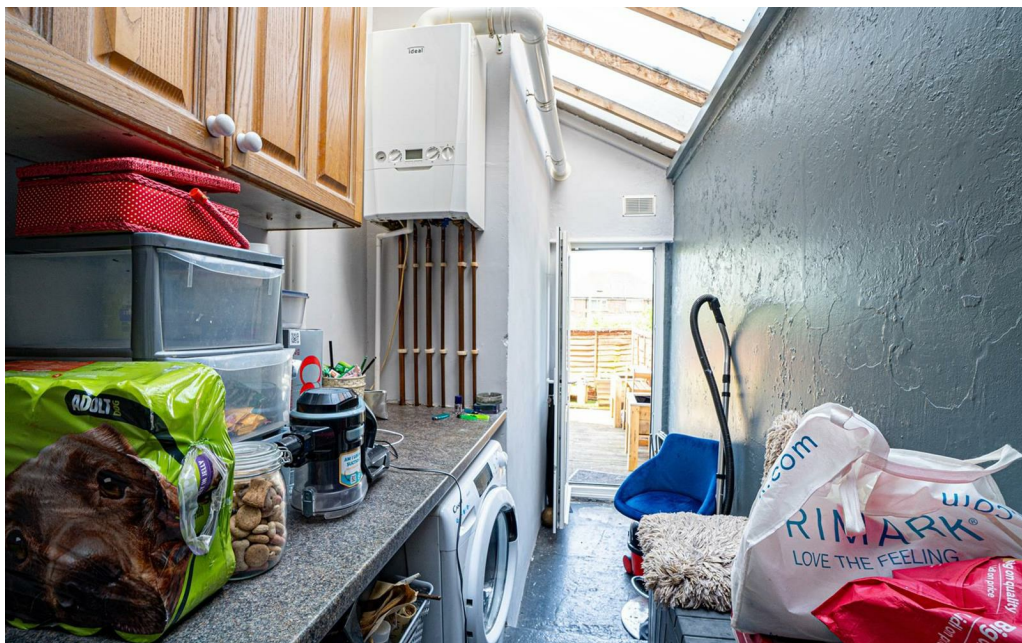
#### **BATHROOM**

P shaped panelled bath with mixer tap and shower attachment, wash hand basin, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, heated towel rail, double glazed obscured glass window to side aspect.

#### **OUTSIDE REAR GARDEN**

Courtyard style garden fully laid with decking, fenced boundaries.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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