



ESTATE AGENTS

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**Offers In Excess Of £370,000**

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this exceptionally well-presented and spacious THREE DOUBLE BEDROOM, OLDER STYLE, BAY FRONTED TERRACED HOUSE.

Step inside to a welcoming vestibule that opens into an inviting entrance hall. The DINING ROOM forms the hub of the home, flowing into the BAY FRONTED LIVING ROOM featuring an OPEN FIREPLACE, creating a wonderful open plan living space. To the rear there is a lovely kitchen to the rear with views and access onto the garden, and a DOWNSTAIRS WC. To the first floor, the landing has stripped wooden floorboards and provides access to TWO DOUBLE BEDROOMS and a LUXURIOUS BATHROOM with bath and shower, whilst to the second floor is the THIRD BEDROOM.

This OLDER STYLE HOME offers modern comforts including gas fired central heating and double glazing, a LOVELY LANDSCAPED REAR GARDEN with a sandstone patio, section of lawn and enjoying a SUNNY OUTLOOK.

Positioned on this incredibly sought-after road within the favoured Silverhill region of St Leonards, within easy reach of amenities, Alexandra Park and popular schooling establishments. Viewing comes highly recommended, please call the owners agents now to book your appointment.

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

Opening into:

#### **VESTIBULE**

Cornicing, partially glazed door opening to:

#### **ENTRANCE HALL**

High ceilings, picture rail, radiator, stairs rising to the upper floor accommodation, open plan to:

#### **DINING ROOM**

15'2 max x 13'2 (4.62m max x 4.01m)

Fireplace, built in cupboard, under stair storage cupboard, stripped wooden floorboards, double radiator, double glazed window to rear aspect with plantation shutters and views down the garden, door to kitchen and partially open plan to:

#### **LIVING ROOM**

15'5 into bay x 11'5 (4.70m into bay x 3.48m)

Stripped wooden floorboards, recessed shelving, open fireplace with stone hearth, television point, wall mounted column style radiator, double glazed bay window to front aspect.

#### **KITCHEN**

15' x 9'7 (4.57m x 2.92m)

Fitted with a matching range of eye and base level cupboards and drawers with solid wood

worksurfaces over, five ring gas hob with oven below and fitted cooker hood over, ceramic Belfast sink with mixer tap, under cupboard lighting, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, exposed brick chimney breast with built in storage, column style radiator, wood laminate flooring, part tiled walls, dual aspect with double glazed window to side, two double glazed windows to rear with views over the garden.

#### **DOWNSTAIRS WC**

Dual flush low level wc, wall mounted wash hand basin with tiled splashback and mixer tap.

#### **FIRST FLOOR LANDING**

Exposed wooden floorboards, coving to ceiling, double glazed window to side aspect, door providing access to a staircase leading to the third bedroom, further doors to:

#### **BEDROOM ONE**

15'8 into bay x 15'3 (4.78m into bay x 4.65m)

Exposed wooden floorboards, coving to ceiling, double radiator, period fireplace, double glazed bay window to front aspect.

#### **BEDROOM TWO**

12'6 x 9'6 (3.81m x 2.90m )

Restricted head height due to the stairs leading to the third bedroom. Exposed wooden floorboards, radiator, high ceiling, dado rail, radiator, double glazed window to rear aspect with views down the garden.

#### **BATHROOM**

Contemporary luxurious partially stand-alone bathtub with mixer tap, large walk in shower with rain style shower head and separate hand-held shower attachment, wall mounted vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, column style radiator, part tiled walls, built in storage, heated towel rail, built in cupboard housing the boiler and a double glazed pattern glass window to rear aspect.

Stairs rising from first floor landing to:

#### **BEDROOM THREE**

13'2 x 12'3 (4.01m x 3.73m )

Built in storage to the eaves, radiator, down lights, Velux style window to rear aspect.

#### **OUTSIDE - FRONT**

Path from street to the front door, walled boundary.

#### **REAR GARDEN**

Terraced and landscaped, being family friendly with patio, wooden shed and area of artificially laid lawn. The garden also has a right of access for neighbouring properties and an outside water tap.

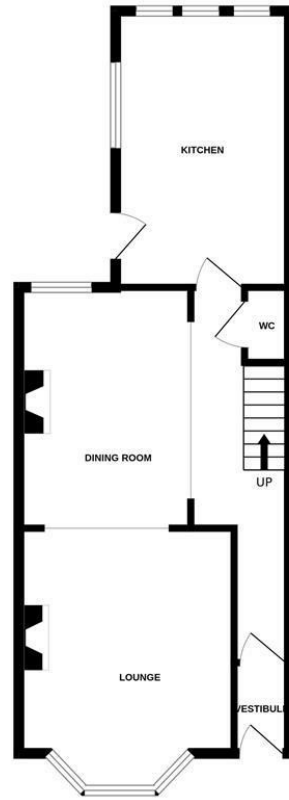
Council Tax Band: B



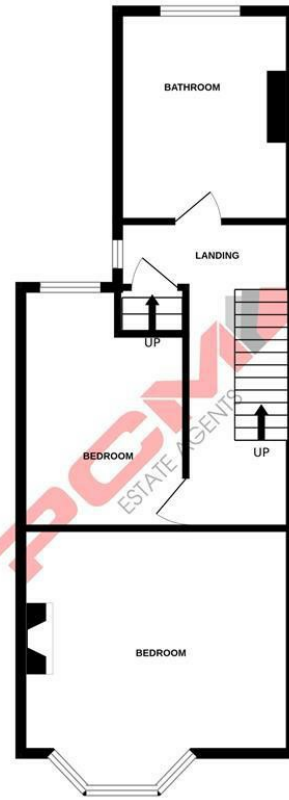




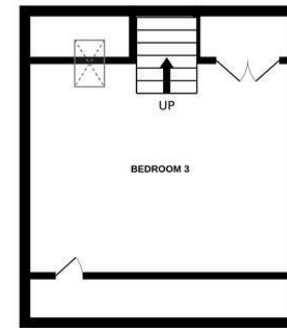
GROUND FLOOR



1ST FLOOR



2ND 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
(92 plus) <b>A</b>	Very energy efficient - lower running costs		
(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		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		
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.