



ESTATE AGENTS

8, Stevenson Road, St. Leonards-On-Sea, TN37 7EQ

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Price £229,950

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN SEMI-DETACHED TWO BEDROOM HOUSE, with an ALLOCATED PARKING SPACE and a LOW-MAINTENANCE FRONT AND REAR GARDEN. Offered to the market CHAIN FREE.

Accommodation is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, upstairs landing, TWO BEDROOMS and a bathroom. The property also has the benefit of gas central heating and double glazing.

Situated in a quiet location within the favourable Silverhill region of St Leonards, close to a vast range of amenities including popular schooling establishments.

Please call the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Double glazed window to side aspect with obscured glass for privacy, further wooden door to:

LIVING ROOM

16'3 x 13' (4.95m x 3.96m)

Under stairs storage cupboard, stairs rising to upper floor accommodation, down light and pendant lighting, television and telephone points, double radiator, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating.

KITCHEN-DINER

12'6 x 9'1 (3.81m x 2.77m)

Wood effect vinyl flooring, radiator, breakfast bar, wall mounted boiler, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, four ring gas hob with oven below, stainless steel sink with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, double glazed window and door to rear aspect with views and access to the garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM

13'4 x 8'9 (4.06m x 2.67m)

Over stairs cupboard, radiator, fitted wardrobes, double glazed window to rear aspect.

BEDROOM

13'4 x 6'6 (4.06m x 1.98m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls, double glazed window to side aspect.

OUTSIDE - FRONT

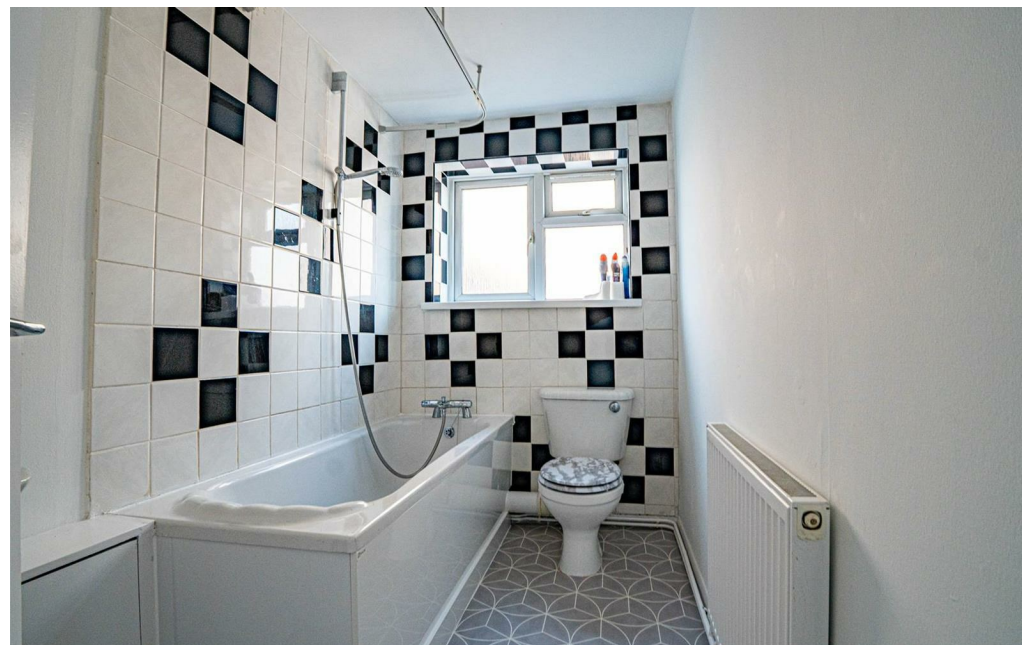
Enclosed front garden, path to front door, side access to the rear garden.

REAR GARDEN

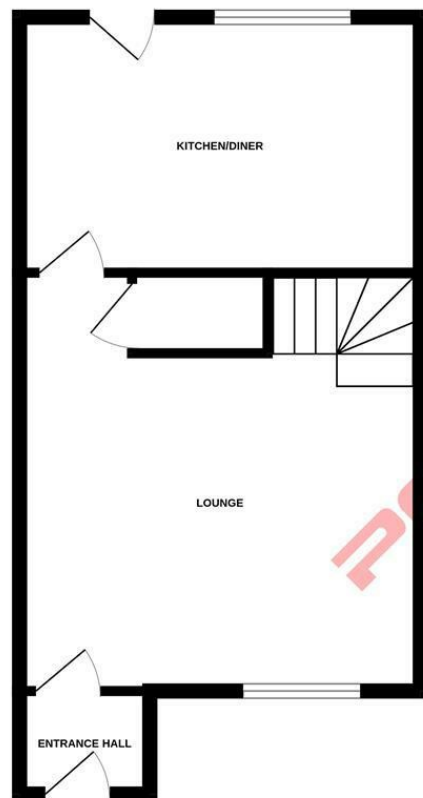
Low maintenance with an area of artificial lawn, fenced boundaries, rear gated access.

PARKING

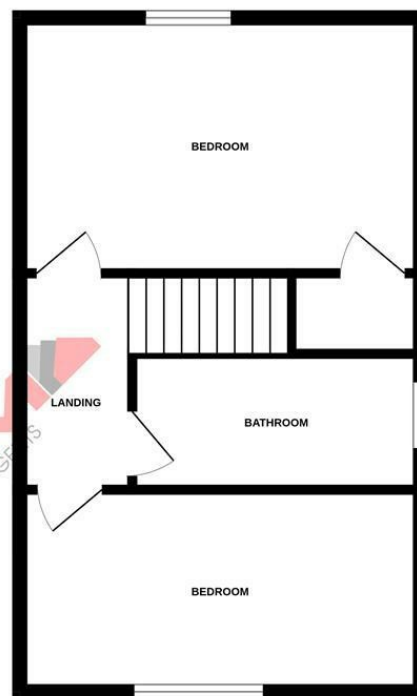
Allocated space.



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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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.

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