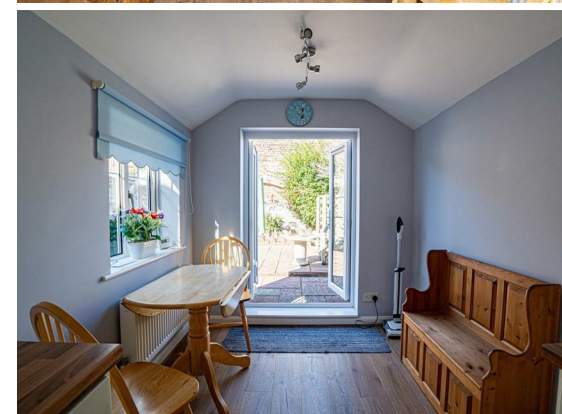




ESTATE AGENTS

28, Sedlescombe Road North, St. Leonards-On-Sea, TN37 7DG

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £240,000

PCM Estate Agents welcome to the market CHAIN FREE an opportunity to acquire this OLDER STYLE TWO BEDROOM HOME, conveniently located in the Silverhill region of St Leonards, close to a vast range of amenities, local shops, Alexandra Park, bus routes and local schooling.

The well-appointed accommodation is arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE-DINER, lovely KITCHEN-BREAKFAST ROOM with access and views onto the LOW-MAINTENANCE GARDEN, whilst upstairs there are TWO BEDROOMS and a SHOWER ROOM. The property also has the benefit of gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, wood laminate flooring, under stairs storage, wall mounted consumer unit for the electrics, doors to:

DUAL ASPECT LOUNGE-DINING ROOM

21'5 x 12' narrowing to 10'10 (6.53m x 3.66m narrowing to 3.30m)

Dual aspect with double glazed windows to front and rear aspects, good-sized room with two double radiators, television and telephone points.

KITCHEN-BREAKFAST ROOM

17' x 7'6 (5.18m x 2.29m)

Measurement excludes door recess.

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, four ring gas hob with oven below and cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, wall mounted boiler, space and plumbing for washing machine, space for tall fridge freezer and ample space for breakfast table, wood laminate flooring, dual aspect with two double glazed windows to side aspect and double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Double glazed window to rear aspect, loft hatch, doors to:

BEDROOM

15'2 x 10'2 (4.62m x 3.10m)

Fireplace, double radiator, double glazed doors opening inwards to the Juliette Balcony.

BEDROOM

9'8 x 6'11 (2.95m x 2.11m)

Radiator, double glazed window to rear aspect.

SHOWER ROOM

Wall hung wash hand basin with mixer tap and tiled splashbacks, dual flush low level wc, large walk-in shower, wood laminate flooring, part tiled walls, Velux window, heated towel rail.

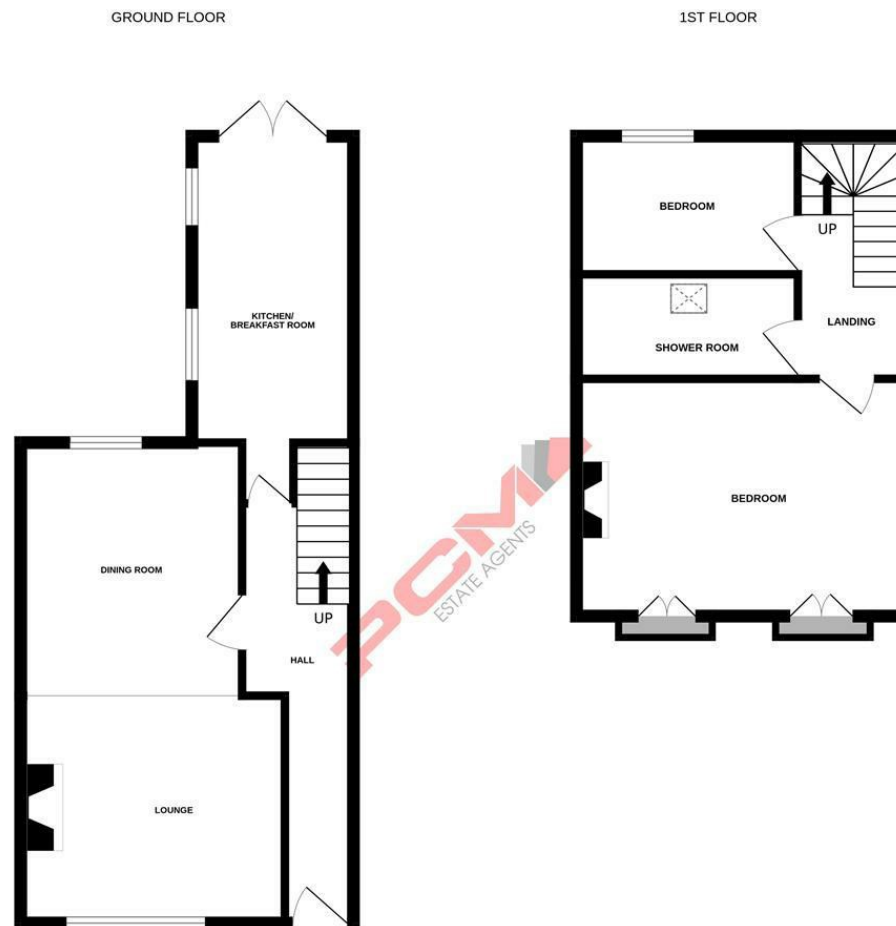
OUTSIDE- FRONT

The property is set back from the road in a slightly elevated position, with a few steps up to a path leading to the front door and an area laid with pea beach.

REAR GARDEN

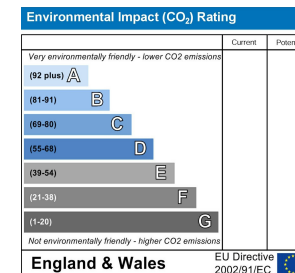
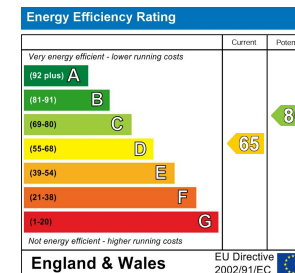
Low-maintenance and hard-landscaped with patio areas to sit out and eat alfresco or entertain. There are two areas that are primed and ready for planting, and there are established plants and shrubs.





While 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.