



ESTATE AGENTS

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Guide Price £250,000

**** GUIDE PRICE £250,000 TO £260,0000 ****

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-presented TWO DOUBLE BEDROOM HOME, situated in the highly sought-after region of Silverhill.

The well-proportioned accommodation comprises a spacious LOUNGE-DINER, kitchen and useful UTILITY AREA, first floor landing with TWO DOUBLE BEDROOMS and a large bathroom having bath and WALK-IN SHOWER with waterfall style shower head. Externally the property benefits from a block paved driveway providing OFF ROAD PARKING to the front, whilst to the rear there is a DECKED SEATING AREA offering the perfect spot for outdoor dining, relaxing and hosting.

Conveniently located within the popular Silverhill area, within easy reach of a wide range of local amenities, well-regarded schooling and excellent public transport links providing access to Hastings town centre and central St Leonards.

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

PRIVATE FRONT DOOR

Opening to:

LOUNGE-DINER

21'5 x 15'2 max (6.53m x 4.62m max)

Two radiators, feature fireplace, dual aspect with double glazed windows to front and rear aspects, door opening to:

HALLWAY

Stairs rising to the first floor landing, wall mounted thermostat, under stairs storage cupboard, opening to:

KITCHEN-BREAKFAST ROOM

14'1 x 7'11 (4.29m x 2.41m)

Comprising a range of eye and base level units, five ring gas range cooker, stainless steel sink with mixer tap, space for tall fridge freezer, additional

countertop space, breakfast bar and seating area, radiator, part tiled walls, tiled flooring, two double glazed windows to side aspect.

UTILITY

7'10 x 2'9 (2.39m x 0.84m)

Space and plumbing for washing machine and tumble dryer, double glazed window to rear aspect, UPVC double glazed door opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors opening to:

BEDROOM

15'2 x 10'9 (4.62m x 3.28m)

Radiator, two double glazed windows to front aspect.

BEDROOM

10'4 x 10'1 (3.15m x 3.07m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap, separate walk-in shower with waterfall style shower head, his & hers sinks with mixer tap and vanity mirror above, low level dual flush wc, part tiled walls, tiled flooring, extractor fan, frosted double glazed window to side aspect.

OUTSIDE - FRONT

The property benefits from a block paved drive providing off road parking.

REAR GARDEN

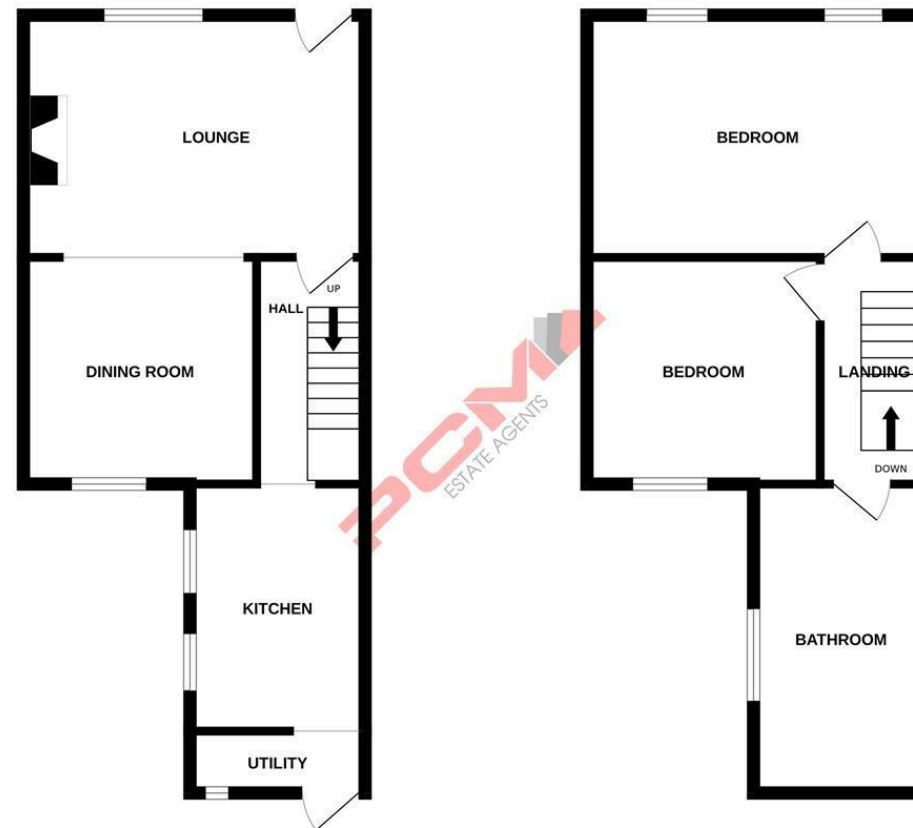
Decked area, perfect for outdoor dining and entertaining, storage shed, additional area of patio leading down the side of the kitchen.

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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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		86
(81-91) B		
(69-80) C		66
(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