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BURGESS & CO.

40 Silverlands Road, St. Leonards-On-Sea, TN37 7DE

£200,000 Freehold

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Burgess & Co offer to the market this period mid-terraced house, located within walking distance of Silverhill in St Leonards with shopping facilities, an ASDA superstore, a post office and bus services. St Leonards Warrior Square railway station and the seafront is within 2 miles, while the historic town of Hastings is also within 2 miles with further shopping facilities and restaurants. The property does require updating and the accommodation is arranged to provide an entrance hall, a bay fronted living room, a kitchen, a utility area, and a bedroom. To the first floor there are three bedrooms, a bathroom and a separate w.c. Benefits include gas central heating, double glazing, and to the front there is a small garden and to the rear there is an enclosed area of garden. Viewing is essential to fully appreciate the potential that this property has to offer.

Entrance Hall

With radiator, stairs to First Floor.

Living Room

13'8 x 12'1

With radiator, feature electric fire, double glazed bay window to the front.

Kitchen

11'6 x 9'8

Comprising matching range of wall & base units, worksurfaces, tiled splashbacks inset sink unit, inset gas hob with extractor fan over, fitted oven, space for appliances, window & door leading to

Utility Area

14'1 x 5'3

With space for appliances, three fitted cupboards, door to the rear garden.

Bedroom

12'5 x 9'6

With radiator, double glazed bay window to the rear.

First Floor Landing

Bedroom

14'1 x 13'4

With radiator, wood flooring, built-in cupboards/wardrobes, double glazed bay window to the front.

Bedroom

11'7 x 10'0

With radiator, double glazed window to the rear.

Bedroom

11'4 x 9'4

With radiator, double glazed window to the rear.

Bathroom

6'1 x 4'7

Comprising bath with shower over & screen, vanity unit with inset wash hand basin, partly tiled walls, double glazed frosted window to the side.

Separate W.C

Comprising low level w.c, double glazed frosted window to the side.

Outside

To the front there is a courtyard area of garden and to the rear there is an area of astroturf enclosed by fencing.

NB

The EPC has been ordered & will follow shortly. Council tax band: B





















