



ESTATE AGENTS

**38, Silverhill Avenue, St. Leonards-On-Sea, TN37  
7HG**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £775,000**

PCM Estate Agents are delighted to welcome to the market this BEAUTIFULLY PRESENTED FIVE/SIX BEDROOM DETACHED FAMILY HOME, occupying a GENEROUS PLOT and tucked away in a peaceful residential road in St Leonards, bordering the sought-after St Helens and Silverhill areas. Offering both PRIVACY and CONVENIENCE, this impressive home enjoys a TRANQUIL SETTING while remaining within easy reach of local amenities, Alexandra Park and highly regarded schools.

Accessed via SECURE DOUBLE OPENING GATES, the property immediately impresses with its substantial frontage providing AMPLE OFF ROAD PARKING along with a DETACHED DOUBLE GARAGE featuring an electric door.

Inside, the accommodation is bright, spacious and highly adaptable, arranged over two well-proportioned floors. The ground floor welcomes you with a spacious entrance hall, leading to a DUAL ASPECT LIVING ROOM filled with NATURAL LIGHT and an OPEN PLAN KITCHEN-DINING AREA ideal for modern family living and entertaining. A separate UTILITY ROOM, CLOAKROOM, and a versatile STUDY, which could easily serve as a sixth bedroom or playroom, complete the ground floor.

Upstairs, a generous landing provides access to FIVE WELL-PROPORTIONED BEDROOMS, including a LUXURIOUS PRINCIPLE SUITE featuring a WALK-IN-WARDROBE and STYLISH EN-SUITE SHOWER ROOM. A family bathroom with shower over bath serves the remaining bedrooms.

The WRAP AROUND REAR GARDEN is a true highlight of the home. Predominantly laid to lawn, it offers a wonderful outdoor space for families and entertaining alike. TWO SANDSTONE PATIO's, one directly adjoining the property, create perfect areas for al fresco dining and summer gatherings, while the LARGE LEVEL LAWN and dedicated children's play area make it ideal for family life.

Combining space, privacy and a SEMI-RURAL FEEL, this exceptional family home offers the best of both worlds, a PEACEFUL SETTING that feels almost countryside-like, yet moments from the amenities and attractions of St Leonards.

## **PRIVATE FRONT DOOR**

Opening into:

## **SPACIOUS ENTRANCE HALL**

Tiled flooring, radiator, under stairs storage cupboard wall mounted thermostat, door opening to:

## **LOUNGE**

21'6 x 13'5 (6.55m x 4.09m)

Wood flooring, inset log burner with stone hearth, three radiators, dual aspect with double glazed window to front aspect, sliding patio door opening to the rear garden, glass double doors opening to:

## **DINING ROOM**

11'8 x 11'5 (3.56m x 3.48m)

Laminate flooring continuing into the kitchen, radiator, double glazed window to rear aspect providing pleasant views onto the garden, archway to:

## **KITCHEN**

13'4 x 9'5 (4.06m x 2.87m)

Newly fitted with a range of eye and base level units, inset sink with mixer tap, integrated fridge freezer, integrated dishwasher, two electric eye level ovens, five ring electric hob with extractor above, part tiled walls, double glazed window to rear aspect.

## **SEPARATE UTILITY ROOM**

9'5 x 7'5 (2.87m x 2.26m)

Newly fitted with a range of eye and base level units, ample countertop space, inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, laminate flooring, cupboard housing the wall mounted boiler, additional cupboard housing the electric consumer unit and meter, double glazed frosted door opening to the side aspect providing access to the rear and front gardens.

## **BEDROOM/ OFFICE**

9'4 x 9'7 (2.84m x 2.92m)

Laminate flooring, radiator, double glazed window to front aspect providing a pleasant outlook over the front the property.

### **DOWNSTAIRS WC**

Low level dual flush wc, newly installed wash hand basin with mixer tap and storage below, tiled flooring, radiator, frosted double glazed window front aspect.

### **FIRST FLOOR LANDING**

Loft hatch, airing cupboard housing the hot water cylinder, radiator, double glazed window to front aspect.

### **BEDROOM**

13'5 x 13'4 (4.09m x 4.06m)

Radiator, double glazed window to front aspect, door to en-suite and further door opening to:

### **WALK-IN-WARDROBE**

6'7 x 6'1 (2.01m x 1.85m)

Ample hanging space, radiator, double glazed window to rear aspect.

### **EN-SUITE**

Walk in double shower with waterfall style shower head, part tiled walls, tiled flooring, inset dual flush wc, his & hers sinks with mixer tap and vanity mirror and ring light above, integrated storage below, shaver point, heated towel rail, double glazed window to rear aspect.

### **BEDROOM**

11'5 x 11'9 (3.48m x 3.58m)

Radiator, double glazed window to rear aspect.

### **BEDROOM**

13'5 x 9'5 (4.09m x 2.87m)

Radiator, double glazed window to rear aspect.

### **BEDROOM**

10'6 x 9'5 (3.20m x 2.87m)

Radiator, double glazed window to front aspect.

### **BEDROOM**

9'6 x 6'5 (2.90m x 1.96m)

Radiator, double glazed window to side aspect.

### **FAMILY BATHROOM**

Panelled bath with waterfall style shower head above, part tiled walls, wc, wash hand basin, chrome style towel rail, shaver point, tiled flooring, frosted double glazed window to front aspect.

### **OUTSIDE - FRONT**

Private gates opening to off road parking for multiple vehicles, three sections of lawn, a large area of stone space providing additional parking, two gated side access points to the rear garden, access to:

### **DOUBLE GARAGE**

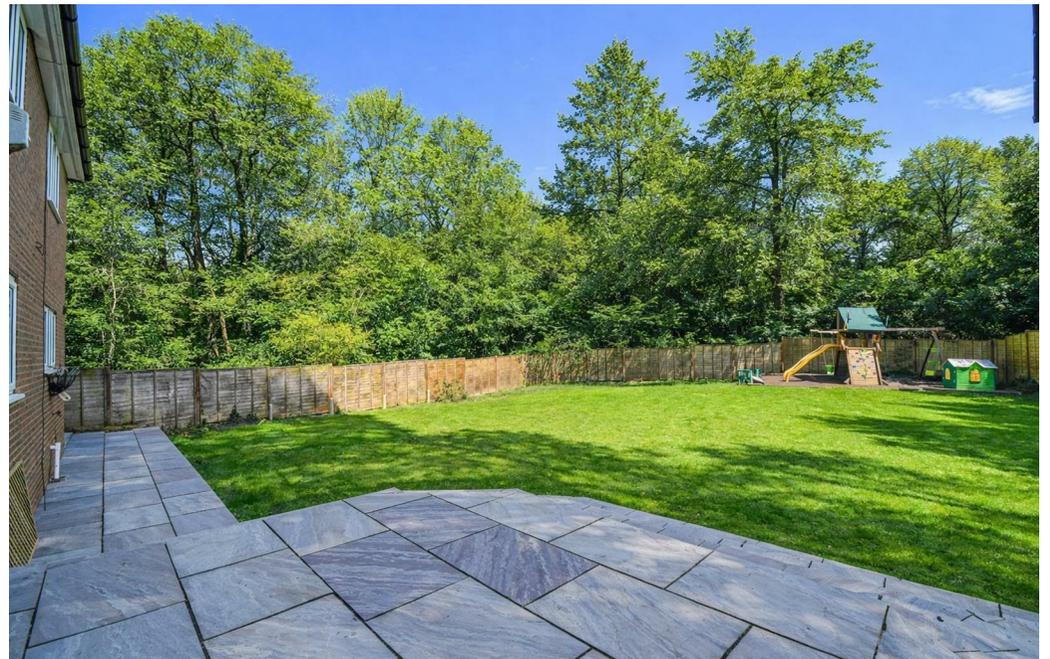
Electric up and over door.

### **REAR GARDEN**

Mainly laid to lawn providing ample space for outdoor dining and entertaining, rear section being currently used as a children's play area, two large patio spaces, one of which being accessible via the lounge, an additional side area of patio providing a perfect outdoor seating and entertaining space.

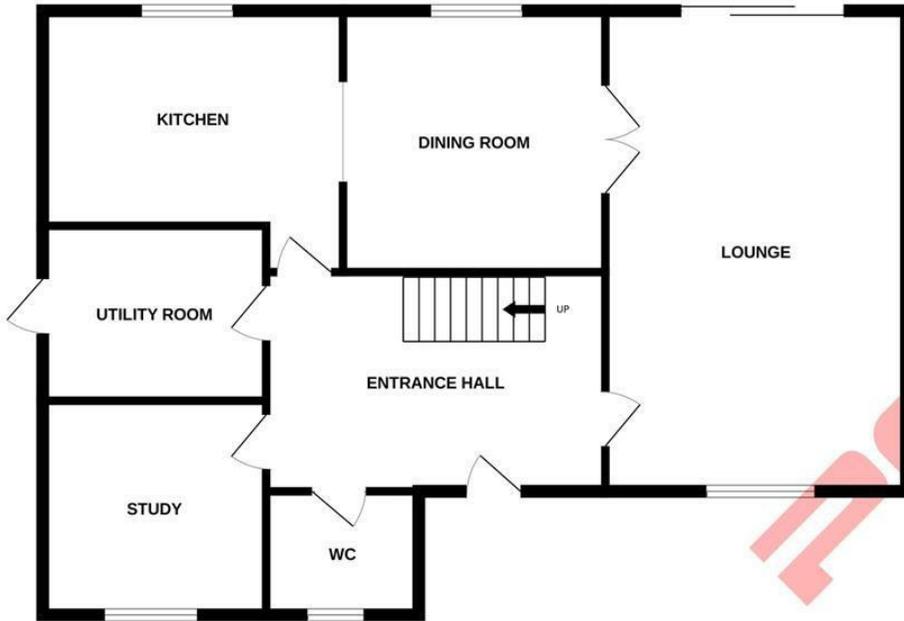
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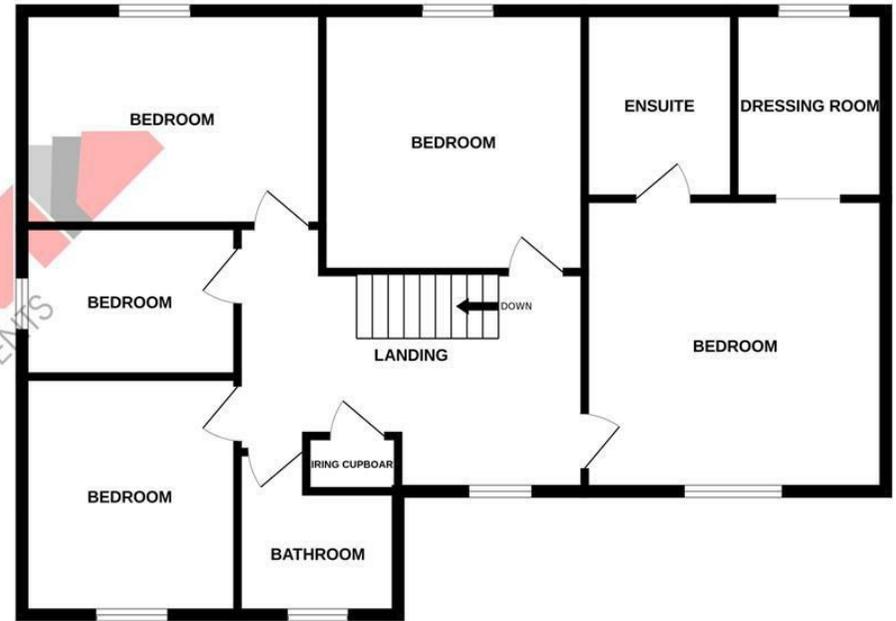




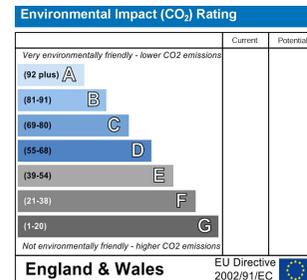
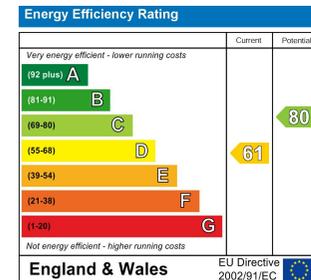
GROUND FLOOR



1ST FLOOR



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