



ESTATE AGENTS

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Price £300,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SEMI-DETACHED THREE BEDROOM HOUSE with GARAGE, offered to the market CHAIN FREE and conveniently located on this sought-after road on the outskirts of the Silverhill region of St Leonards.

This FAMILY HOME enjoys modern comforts including double glazed windows and electric central heating via conventional radiators and an electric boiler. The property also has a DRIVEWAY and GARAGE to the rear, and GARDENS extending off the FRONT, SIDE AND REAR ELEVATIONS.

Inside, the accommodation comprises a welcoming porch leading to a spacious entrance hall, LARGE LOUNGE-DINING ROOM, kitchen and a single storey extension providing an additional reception space that is currently used as a DINING ROOM. Upstairs there is a spacious landing with THREE BEDROOMS and a bathroom with bath and shower. The property does require some modernisation but has been well-maintained over the years and presents well to the market.

Situated within close proximity of Alexandra Park and popular schooling establishments within the area, as well as amenities within Silverhill itself.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

WELCOMING PORCH

Further double glazed front door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, coving to ceiling, under stairs storage cupboard, doors to:

LOUNGE-DINER

20' x 12'3 (6.10m x 3.73m)

Double radiator, television point, coving to ceiling, fireplace with electric fire, double glazed window to front aspect, window and door to rear aspect overlooking and providing access to:

DINING ROOM (EXTENSION)

16'7 x 8' (5.05m x 2.44m)

Currently utilised as a dining room, with coving to ceiling, radiator, tiled flooring with underfloor heating, part brick construction with double glazed windows to side and rear aspects, double glazed door opening to side and further door providing access to:

KITCHEN

10'3 x 8'4 (3.12m x 2.54m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, ceramic sink with mixer tap, electric four ring hob with waist level oven and grill, space and plumbing for washing machine, space for under counter fridge and freezer, tiled walls, tiled flooring with underfloor heating, dual aspect with double glazed windows to side and rear elevations, return door to entrance hall.

FIRST FLOOR LANDING

Spacious with double glazed window to side elevation, loft hatch providing access to loft space, radiator, doors opening to:

BEDROOM

12'3 x 11'5 (3.73m x 3.48m)

Coving to ceiling, radiator, fitted bedroom furniture incorporating wardrobes and dressing table, airing cupboard housing the immersion heater and electric boiler which heats the water and runs through the electric central heating system.

BEDROOM

12' x 9'5 (3.66m x 2.87m)

Coving to ceiling, radiator, double glazed window to rear aspect.

BEDROOM

8'4 x 6'7 narrowing to 12'5 (2.54m x 2.01m narrowing to 3.78m)

Radiator, coving to ceiling, cupboard over the stairs with shelving, built in double wardrobe to alcove, double glazed window to front aspect.

BATHROOM

Panelled bath, separate walk in shower, vanity enclosed wash hand basin, low level wc, heated towel rail, tiled walls, tiled flooring with underfloor heating, down lights, two double glazed windows with obscured glass to rear aspect for privacy.

GARDEN

Canopied porch leading to the garden that extends down the side elevation and is mainly laid to lawn with a walled boundary. There is a patio at the rear, providing ample outdoor space to sit out and eat al-fresco and an outside water tap.

PARKING

There is a driveway located at the rear, set behind wrought iron double opening gates, providing off road parking.

DETACHED GARAGE

17'9 x 8'5 (5.41m x 2.57m)

Up and over door, window to rear aspect and personal door to garden.

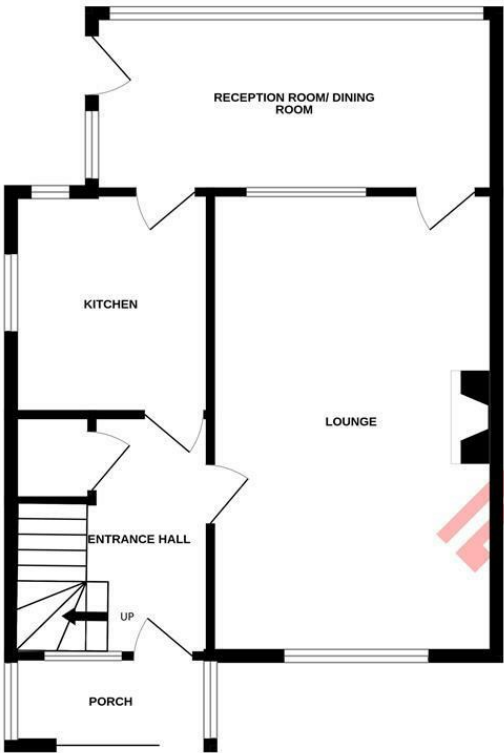
OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road with steps and path up to the front door, with a path extending down the side elevation of the house also. There is a lawned front garden and a hedged boundary.

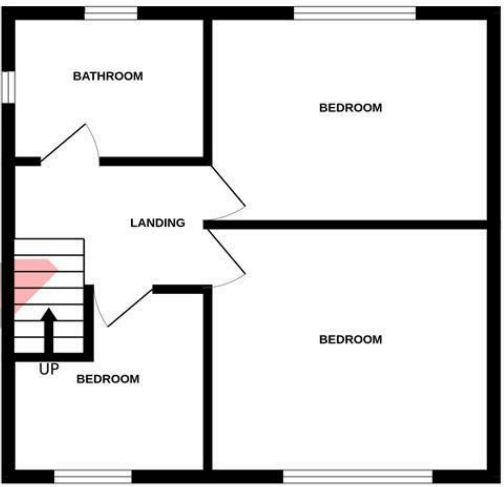
Council Tax Band: C



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		