



ESTATE AGENTS

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Price £315,000

PCM Estate Agents are thrilled to present to the market this fantastic opportunity to acquire an OLDER STYLE, BAY FRONTED, VICTORIAN TERRACED, THREE BEDROOM, TWO BATHROOM FAMILY HOME, offered to the market CHAIN FREE!

Beautifully blending PERIOD CHARACTER with MODERN COMFORTS, this charming home benefits from gas fired central heating and double glazing throughout. The spacious and versatile accommodation is arranged over two floors and comprises a welcoming entrance hall, a bright and spacious OPEN PLAN LOUNGE-DINER, a convenient DOWNSTAIRS SHOWER ROOM, and a well-appointed kitchen with direct access to the FAMILY FRIENDLY REAR GARDEN.

To the first floor, the landing provides access to THREE DOUBLE BEDROOMS and a STYLISH MODERN BATHROOM featuring a FREESTANDING ROLLTOP BATH alongside a separate shower enclosure.

Externally, the property enjoys a PRIVATE, FAMILY FRIENDLY REAR GARDEN, perfect for outdoor dining, entertaining guests, or simply relaxing during the warmer months.

Ideally situated within the highly sought-after Silverhill area of St Leonards, this wonderful THREE BEDROOM FAMILY HOME is conveniently located close to local amenities, transport links, and popular schooling establishments.

Early viewing is considered essential to fully appreciate the charm, space, and superb location this delightful home has to offer. Please contact the owners agents now to arrange your viewing.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Further door opening to:

ENTRANCE HALL

Radiator, two under stairs storage cupboards, one of which housing a freestanding fridge freezer, the other having ample space for coats and shoes, doors to:

LOUNGE-DINER

26'1 max x 9'5 max (7.95m max x 2.87m max)

Two original feature ceiling roses, two radiators, fireplace with surround, double glazed window to rear aspect overlooking the rear courtyard and double glazed window to front aspect.

KITCHEN

10'1 x 8'8 (3.07m x 2.64m)

Comprising a range of eye and base level units, space for freestanding gas cooker with extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, part tiled walls, frosted double glazed window to side aspect, frosted double glazed door to the rear garden, further door opening to:

DOWNSTAIRS SHOWER ROOM

Walk-in double shower with waterfall style shower head, wash hand basin with mixer tap and storage beneath, dual flush wc, tiled flooring, tiled walls, radiator, two frosted double glazed windows to rear aspect.

FIRST FLOOR LANDING

Loft hatch, built in storage cupboard with shelving, doors opening to:

BEDROOM

13'6 onto face of wardrobe x 11'4 max narrowing to 7'9 (4.11m onto face of wardrobe x 3.45m max narrowing to 2.36m)

Radiator, television point, fireplace with original surround, built in wardrobe with additional shelving, double glazed bay window to front aspect.

BEDROOM

13'3 x 10'1 (4.04m x 3.07m)

Wash hand basin with mixer tap and storage beneath, cupboard housing boiler, radiator, double glazed window to rear aspect providing a pleasant outlook into the garden.

BEDROOM

9'6 max x 8'5 (2.90m max x 2.57m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Newly fitted freestanding bath with mixer tap and shower attachment, separate walk-in shower cubicle, wash hand basin with storage beneath, low level dual flush wc, chrome heated towel rail, part tiled walls, extractor fan.

OUTSIDE - FRONT

Steps rising to the front door, area of garden having a range of mature trees and shrubs.

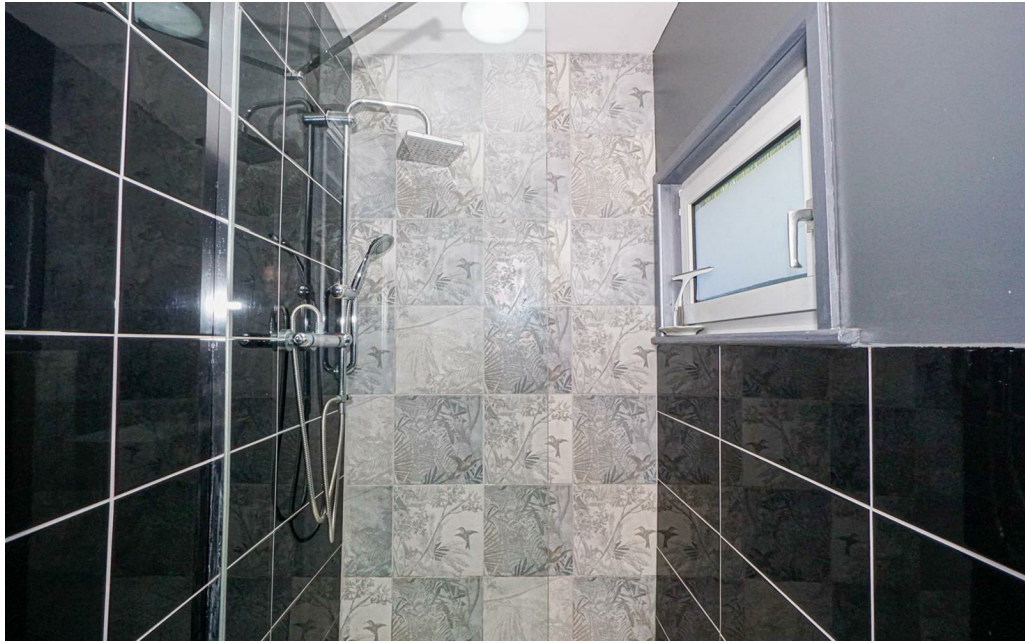
REAR GARDEN

Small courtyard area with steps up to a large area of garden, mainly level and currently divided into patio sections, one of which housing the greenhouse, the others having an ideal spot for bistro style table and chairs, an additional area of planting space with a range of mature trees and shrubs (in need of cultivation) and fenced boundaries.

Council Tax Band: B

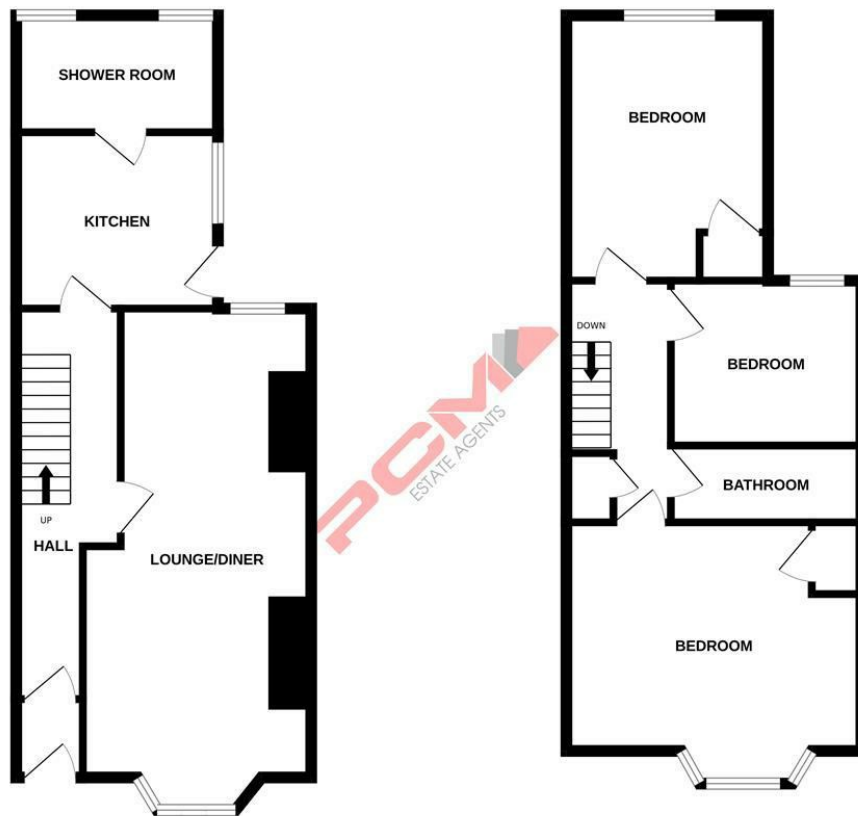






GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

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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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			
		79	43
		EU Directive 2002/91/EC	
		England & Wales	

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			
		EU Directive 2002/91/EC	
		England & Wales	

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.