



17, Alma Villas, St. Leonards-On-Sea, TN37 6QU

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Offers In Excess Of £225,000

PCM Estate Agents welcome to the market CHAIN FREE an OLDER STYLE END OF TERRACED TWO BEDROOM HOUSE with an ENCLOSED GARDEN with WORKSHOP, gas central heating and double glazing. Conveniently positioned on this sought-after road within the Silverhill region of St Leonards, close to local amenities including Asda Superstore and Alexandra Park.

The property is IN NEED OF MODERNISATION and offers potential for someone to add value and make the home their own. Accommodation is arranged over two floors comprising an entrance hall, lounge, DINING ROOM, kitchen, upstairs landing, TWO BEDROOMS and a shower room. The GARDEN is relatively LOW-MAINTENANCE with a decked patio and the aforementioned workshop.

This home must be viewed to fully appreciate the overall space and accommodation on offer.

FRONT DOOR

Leading to:

ENTRANCE HALL

Wood laminate flooring, radiator, stairs rising to upper floor accommodation, under stairs storage cupboard, open plan to:

DINING ROOM

13' x 12' (3.96m x 3.66m)

Wood laminate flooring and carpet, radiator, recessed shelving, double glazed window to rear aspect with views onto the garden, door to kitchen and open plan to:

LIVING ROOM

12'8 x 10' (3.86m x 3.05m)

Radiator, door to entrance hall, telephone point, double glazed window to front aspect.

KITCHEN

13' x 7'3 (3.96m x 2.21m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, four ring gas hob, space and plumbing for

washing machine, space for under counter fridge freezer, radiator, double glazed windows to side and rear elevations with views over the garden, wooden framed door to side providing access to the garden.

FIRST FLOOR LANDING

Split level, double glazed window to side aspect, access to:

BEDROOM

13'3 x 12'7 (4.04m x 3.84m)

Dual aspect with double glazed windows to front and side, exposed wooden floorboards, coving to ceiling.

BEDROOM

11'1 x 8'1 (3.38m x 2.46m)

Dual aspect with double glazed windows to side and rear, radiator, coving to ceiling.

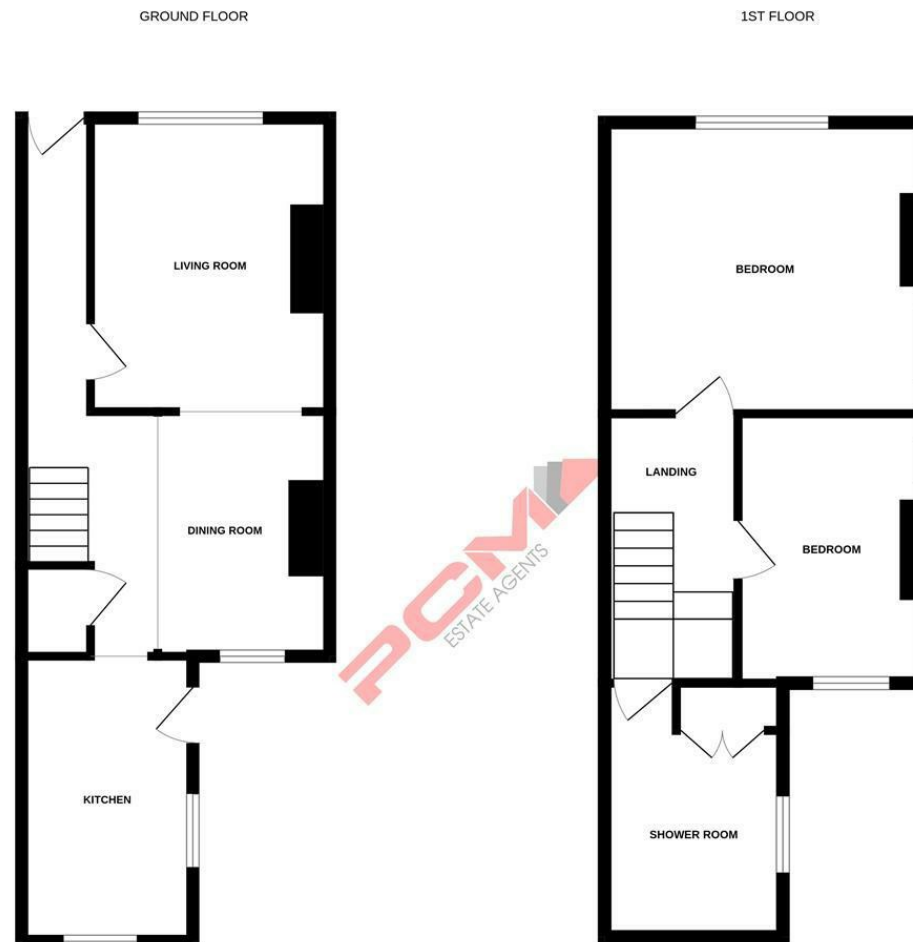
SHOWER ROOM

Part tiled walls, tiled flooring, heated towel rail, built in cupboard housing the wall mounted Worcester boiler, dual flush low level wc, pedestal wash hand basin, tiled splashbacks, walk in shower unit, loft hatch, double glazed obscured glass window to side aspect.

GARDEN

Patio area offering ample space to entertain or eat al-fresco, outside water tap, side gated access, fenced and walled boundaries. The garden is in need of some cultivation but offers the potential. There is also a workshop with the garden measuring 12'7 x 8'4 with workbench.





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		86
(81-91) B		
(69-80) C		61
(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		