



ESTATE AGENTS

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Guide Price £300,000

**** GUIDE PRICE £300,000 to £320,000 ****

PCM Estate Agents are proud to present to the market this beautifully appointed, CHAIN FREE, older-style THREE BEDROOM SEMI-DETACHED HOME, enviably located in the ever-popular Silverhill region of St Leonards. Perfectly positioned within easy reach of highly regarded schools, local amenities, and excellent transport links, this property offers an ideal lifestyle opportunity for families and professionals alike.

Having been recently redecorated, the home combines classic character with modern-day comfort, benefiting from gas central heating and double glazing throughout. The well-proportioned accommodation is arranged over two floors and comprises a welcoming entrance hall, a bright and spacious lounge, a stylish dining room perfect for entertaining, a MODERN KITCHEN, and a convenient utility room.

Upstairs, the landing leads to THREE GENEROUS BEDROOMS, a contemporary bathroom, and a separate WC. Externally, the property enjoys a neat front garden, while to the rear there is a private garden with delightful far-reaching townscape views — an ideal setting for outdoor relaxation and entertaining.

This is a wonderful opportunity to secure a move-in ready home in a highly sought-after location. Early viewing is strongly encouraged to fully appreciate the quality and lifestyle this property has to offer.

Contact PCM Estate Agents today to arrange your appointment.

DOUBLE GLAZED UPVC DOOR

With frosted decorative glass, opening to:

ENTRANCE HALL

Carpet flooring, fire alarm, double glazed window to side aspect, radiator, staircase rising to upper floor accommodation.

LOUNGE

12' max into bay x 12' max (3.66m max into bay x 3.66m max)

Carpet flooring, double glazed bay window to front aspect, radiator, part coved surround and decorative fireplace, television point.

DINING ROOM

12'5 x 10'9 (3.78m x 3.28m)

Vinyl flooring, brick feature fireplace, radiator. Door opening to inner hall. Open plan to:

KITCHEN

8'9 x 7'6 (2.67m x 2.29m)

Double glazed window to rear aspect overlooking the garden, double glazed UPVC glass door opening to the side providing access to garden, large double oven with 7 ring gas hob, extractor over, range of matching eye and base level cupboards, drawers and glass display

units, set beneath working surfaces, breakfast bar area, part tiled walls, sink unit with mixer tap, vinyl flooring.

INNER HALL

Double glazed door and few steps down to:

UTILITY ROOM

Range of cupboards, wood laminate flooring, double glazed window to rear aspect overlooking garden, wall mounted boiler, wood panelling to walls, space for washing machine, space for fridge/freezer, space for dishwasher.

FIRST FLOOR LANDING

Carpet flooring, loft hatch, fire alarm, window to side aspect.

BEDROOM

8'7 x 7'2 (2.62m x 2.18m)

Carpet flooring, radiator, frosted double glazed window to rear aspect.

BEDROOM

11'4 max x 9'6 max (3.45m max x 2.90m max)

Carpet flooring, radiator, double glazed window to rear with far reaching views over the town.

BEDROOM

11'10 max x 9'7 max (3.61m max x 2.92m max)

Carpet flooring, radiator, double glazed window to front aspect.

BATHROOM

8'4 x 5'11 (2.54m x 1.80m)

Fully tiled walls, tiled flooring, radiator, double glazed frosted glass window to front aspect, extractor fan, bath with shower over, sink unit with mixer tap.

SEPARATE WC

4'11 x 2'11 (1.50m x 0.89m)

Tiled flooring, part tiled walls, wc, corner sink, window to side aspect.

FRONT GARDEN

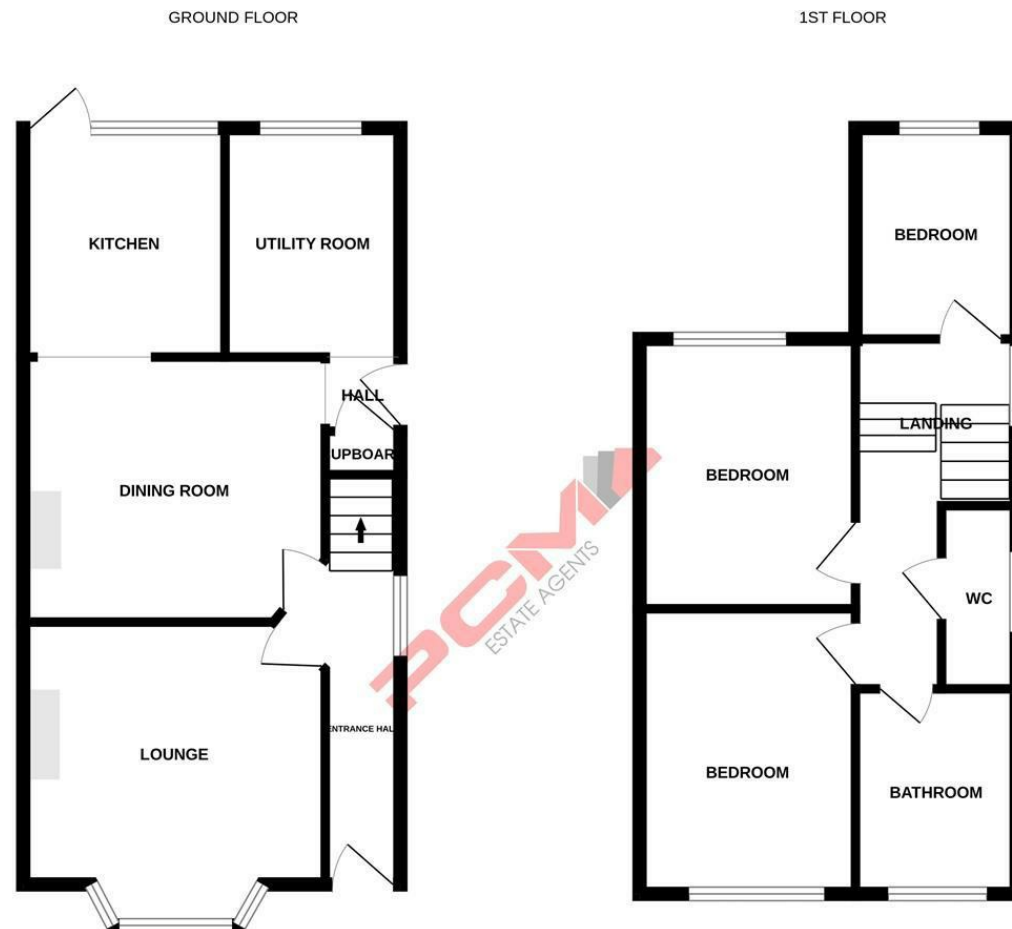
Small concrete area ideal for storage bins, side access providing access to the rear.

REAR GARDEN

A few steps down to a paved area, area of lawn, fenced boundaries, flowerbeds, further paved area ideal for seating, far reaching townscape views.

Council Tax Band: C





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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