



ESTATE AGENTS

**20, Adelaide Road, St. Leonards-on-sea, TN38 9DA**

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**Price £265,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE MID TERRACED THREE BEDROOMED FAMILY HOME, offering well appointed family accommodation arranged over two floors.

Accommodation comprises an entrance porch, LIVING ROOM, SEPERATE DINING ROOM, kitchen, rear lobby, SUN ROOM, upstairs landing providing access to THREE BEDROOMS and a bathroom. Benefits include gas fired central heating and double glazing, OFF ROAD PARKING and an EXPANSIVE REAR GARDEN.

Located within easy reach of popular schooling establishments and bus routes that provide access to Hastings town centre and within easy reach of amenities within Silverhill.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE PORCH**

Further double glazed door to;

#### **LIVING ROOM**

16'7" x 14'5" into bay narrowing to 11'6" (5.05m x 4.39m into bay narrowing to 3.51m)

Stairs rising to upper floor accommodation, under stairs recessed area, television point, telephone point, feature fireplace with stone heart and space for log burner, radiator, coving to ceiling, picture rail, storage cupboard housing the gas boiler, double glazed bay window front aspect, opening to:

#### **DINING ROOM**

11'3" x 10'4" (3.43 x 3.15)

Radiator, picture rail, double glazed window and door to rear aspect overlooking and providing access to garden, opening to kitchen and further door to sun room/ rear lobby.

#### **KITCHEN**

11'7" x 6'1" (3.53 x 1.85)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with double oven and grill below, extractor, one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, part tiled walls, double glazed window to rear aspect.

#### **LOBBY AREA**

Shelving for storage, vaulted ceiling, window to side aspect, door opening to;

#### **SUN ROOM**

8'5" x 5'5" (2.57 x 1.65)

Space for American style fridge freezer and tumble dryer, water tap, double glazed window and door to rear aspect overlooking and providing access to garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space.

#### **BEDROOM ONE**

10'4" x 10'1" (3.15 x 3.07)

Radiator, picture rail, built in storage cupboard, fireplace, double glazed window to front aspect.

#### **BEDROOM TWO**

11'8" x 8'3" (3.56 x 2.51)

Radiator, double glazed window to rear aspect.

#### **BEDROOM THREE**

8'1" x 8'1" (2.46 x 2.46)

Wood effect laminate flooring, electric heater, double glazed window to rear aspect.

#### **BATHROOM**

Panelled bath with electric shower over, wash hand basin with matching low level wc, chrome ladder style heated towel rail, tiled walls, double glazed obscured glass window to front aspect.

#### **OUTSIDE- FRONT**

Driveway providing off road parking.

#### **REAR GARDEN**

Well cultivated and expansive rear garden, mainly laid to lawn with block paved patio area and pathway meandering through the garden, lawned area, well planted with a variety of plants and shrubs, fenced boundaries, right of way access for neighbouring properties, wooden shed, raised flowerbeds. The patio are offers an ideal seating area.

#### **AGENTS NOTE**

Under the Estate Agency Act 1979 we hereby advise that the owner of this property is connected to a member of staff at PCM Estate Agents.

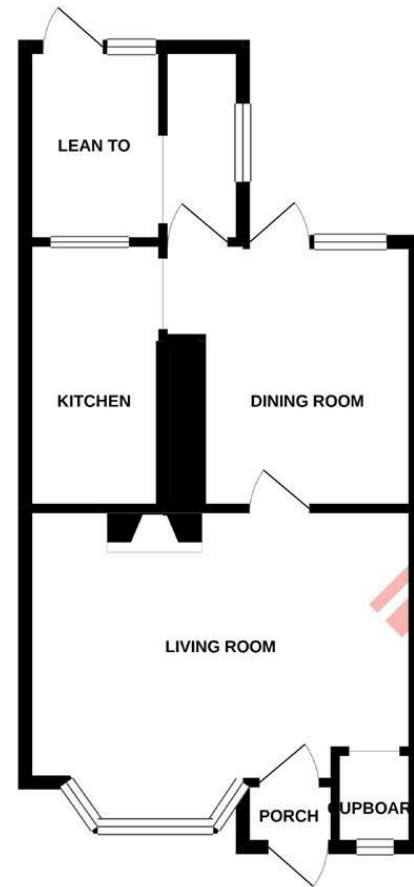
Council Tax Band: B



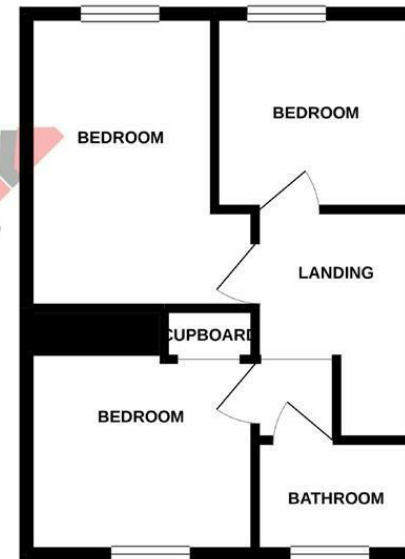




GROUND FLOOR



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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