



PCMA
ESTATE AGENTS

14, Paynton Road, St Leonards-on-sea, TN37 7DY

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Price £275,000

PCM Estate Agents are delighted to present to the market this well-presented OLDER STYLE BAY FRONTED THREE BEDROOM TERRACED HOUSE offered to the market CHAIN FREE. Positioned on this sought-after road within Silverhill, close to popular schooling establishments and nearby amenities. The property has OFF ROAD PARKING to the rear for two vehicles, a LARGE GARDEN, gas central heating, double glazing and SOLAR PANELS that help towards the energy efficiency of this home.

Accommodation is well-presented and arranged over two floors comprising a DUAL ASPECT LOUNGE-DINER, kitchen-breakfast room, upstairs landing, THREE BEDROOMS and a SHOWER ROOM.

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

DOUBLE GLAZED FRONT DOOR

Opening to:

VESTIBULE

Wood laminate flooring, further door to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, consumer unit, storage cupboard, door to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, wood laminate flooring.

LIVING ROOM

13'5 into bay x 11'4 (4.09m into bay x 3.45m)

Wood laminate flooring, down light, ceiling pendant lighting, television point, radiator, double glazed bay window to front aspect, open plan to:

DINING ROOM

11'3 x 9'6 (3.43m x 2.90m)

Wood laminate flooring, radiator, inset down lights, double glazed French doors to garden.

KITCHEN-BREAKFAST ROOM

13'8 x 9' (4.17m x 2.74m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, four ring gas hob with oven below and cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for tumble dryer, integrated tall fridge freezer, tiled flooring, part tiled walls, ample space for breakfast table, radiator, down lights, wall mounted boiler, double glazed window to rear aspect with views onto the garden, double glazed window and door to side aspect.

FIRST FLOOR LANDING

Wood laminate flooring, loft hatch providing access to loft space, doors to:

BEDROOM

15'4 x 11' (4.67m x 3.35m)

Wood laminate flooring, radiator, two double glazed windows to front aspect.

BEDROOM

11'5 x 9'2 (3.48m x 2.79m)

Radiator, double glazed window to rear aspect with views down the garden.

BEDROOM

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

Radiator, wood laminate flooring, double glazed window to rear aspect with views down the garden.

SHOWER ROOM

Tiled walls, tiled flooring, large walk in shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with ample storage beneath and chrome mixer tap, extractor for ventilation, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Enclosed walled front garden with path to front door, driveway providing off road parking for two vehicles at the rear which is accessible via a track located off of Oban Road.

REAR GARDEN

Landscaped and laid to lawn with a patio, wooden shed, fenced boundaries, offering ample outside space.

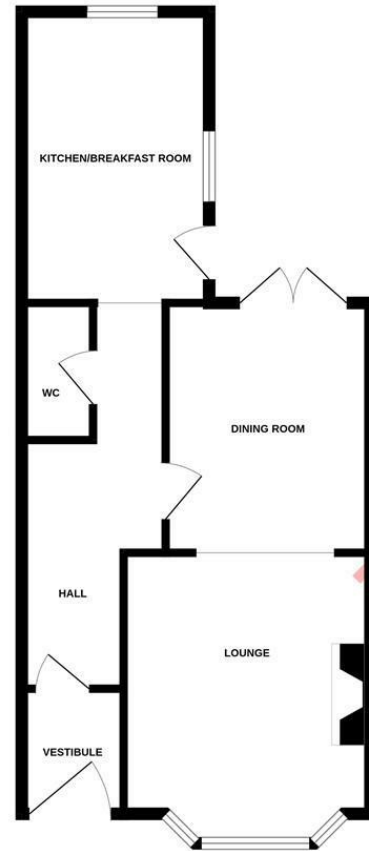
AGENTS NOTE

We have been advised by the owner that the property has solar panels which helps to reduce the energy costs and also has a battery that holds a certain amount of surplus whilst any remaining feeds back to the grid.

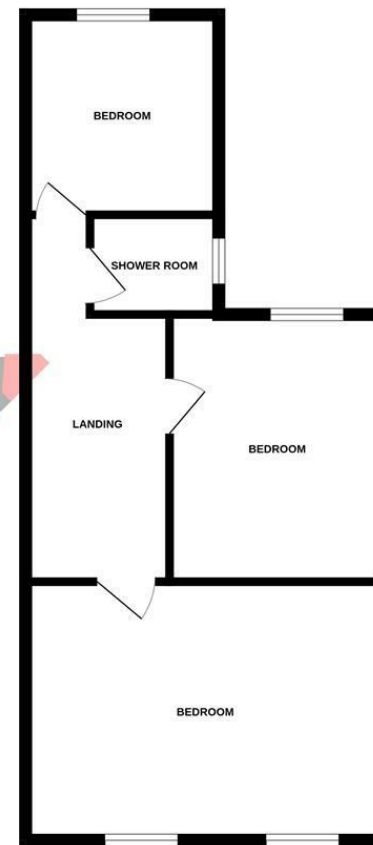
Council Tax Band: B



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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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	