







PCM
ESTATE AGENTS

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Offers Over £300,000

PCM Estate Agents are delighted to present to the market this ATTACHED FOUR BEDROOM OLDER STYLE HOUSE located in the SOUGHT AFTER SILVERHILL REGION of St Leonards, within very close proximity to the picturesque Alexandra Park and also just a short stroll to the many amenities that Silverhill has to offer, in addition to good public transport links into Hastings town centre. Offred to the market CHAIN FREE.

The property is superbly presented throughout benefiting from spacious accommodation comprising entrance vestibule, entrance hall, triple aspect lounge/dining room, kitchen/breakfast room, four double bedrooms, two of which with built in wardrobes and a large bathroom with electric shower. The property also benefits from having OFF-ROAD PARKING for up to two vehicles, a COURTYARD style garden off the kitchen. GAS FIRED CENTRAL HEATING and DOUBLE GLAZING.

The property should be viewed by those seeking an older style well presented family home in a sought after and convenient location. Call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED DOOR
Leading to;

ENTRANCE VESTIBULE
Double glazed window to side and front aspect, further double glazed door opening onto

ENTRANCE HALL
Stairs rising to upper floor accommodation, wood laminate flooring, radiator, under stairs storage cupboard, door to

DOWNSTAIRS WC
Dual flush low level wc, wash hand basin with mixer tap, extractor fan for ventilation, tiled walls, tiled flooring, door to open plan double aspect lounge/dining room

LOUNGE AREA
14'7" max x 13'2" (4.45 max x 4.01)
Radiator, wood laminate flooring, television point, feature fireplace with inset electric fire, telephone point, coved ceiling, double glazed bay window to front aspect, open plan to

DINING ROOM
12'1" x 11'0" (3.68 x 3.35)
Coved ceiling, wood laminate flooring, radiator, double glazed window to rear aspect with views into the courtyard style garden.

KITCHEN/BREAKFAST ROOM
11'9" x 8'9" (3.58 x 2.67)
Wood effect laminate flooring, part tiled walls, fitted with a range of eye and base level cupboards and drawers with work surfaces over, five ring gas hob with double oven and grill below and extractor over, integrated tall fridge/freezer, integrated washing machine and dishwasher, inset one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, inset downlights, television point, double glazed window overlooking and giving access to the courtyard style garden.

FIRST FLOOR LANDING
Loft hatch providing access to loft space, wall mounted thermostat control for gas fired central heating, wood laminate flooring, window to rear aspect.

BEDROOM ONE
15'1" max x 13'3" (4.60 max x 4.04)
Built in wardrobes with mirrored sliding doors, television point, radiator, double glazed bay window to front aspect.

BEDROOM TWO
12'4" x 10'7" (3.76 x 3.23)
Radiator, built in wardrobes with mirrored sliding doors, television point, double glazed window to front aspect.

BEDROOM THREE
12'8" x 9'1" (3.86 x 2.77)
Built in wardrobes with mirrored sliding doors, radiator, television point, double glazed windows to rear aspect.

BEDROOM FOUR
12'3" x 10'9" (3.73 x 3.28)
Wood laminate flooring, radiator, television point, double glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap over, shower attachment, fitted shower screen, separate walk-in shower, dual flush low level wc, wash hand basin with mixer tap, chrome heated ladder style towel rail, airing cupboard, tiled walls, tiled flooring, inset downlights, double glazed obscured glass window to side aspect.

OUTSIDE
Driveway to the side providing off-road parking for two vehicles.

FRONT GARDEN
Wall enclosed front garden with stone patio path to front door.

COURTYARD
Block paved patio enclosed by walls with rear gated access.

Council Tax Band: B









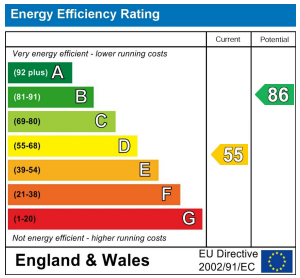


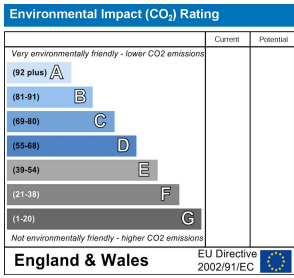
Ground Floor **First Floor**

Total floor area 130.0 sq. m. (1,399 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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