



54, Silverlands Road, St. Leonards-On-Sea, TN37 7DF

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Price £279,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM MID-TERRACED PERIOD HOME, offered to the market CHAIN FREE.

The spacious accommodation comprises an entrance hall, LOUNGE-DINING ROOM, kitchen, first floor landing, THREE GOOD SIZED BEDROOMS, bathroom and a SEPARATE WC. To the rear of the property there is a PRIVATE PATIO GARDEN which is perfect for outdoor dining and entertaining in the summer evenings.

Located within the sought-after region of Silverhill, with many amenities and public transport links to Hastings town centre and central St Leonards. This property is considered a fantastic opportunity to secure this excellent sized FAMILY HOME in this popular area of St Leonards.

Please call the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening into:

ENTRANCE HALL

Cupboard housing the electric meter and consumer unit, wall mounted thermostat, ample under stairs storage, radiator, door opening to:

LOUNGE

11'6 x 11'9 (3.51m x 3.58m)

Feature fireplace with brick surround and tiled hearth, double glazed bay window to front aspect, radiator, opening to:

DINING ROOM

11'9 x 9'5 (3.58m x 2.87m)

Double glazed window to rear aspect, radiator, return door to hallway.

KITCHEN

12'9 x 8'5 (3.89m x 2.57m)

Fitted with a range of eye and base level units, space for gas oven with extractor above, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, inset one & ½ bowl stainless steel inset sink with mixer tap, double glazed windows to rear and side aspect, double glazed door opening to the rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM

14'6 into bay x 10'2 (4.42m into bay x 3.10m)
Double glazed bay window to front aspect, radiator.

BEDROOM

11'9 x 9'6 (3.58m x 2.90m)
Double glazed window to rear aspect, radiator.

BEDROOM

10' max x 8'6 max (3.05m max x 2.59m max)
Cupboard housing the hot water cylinder and having space for linen above, radiator.

SEPARATE WC

Low level wc, sink with mixer tap, frosted double glazed window to side aspect.

BATHROOM

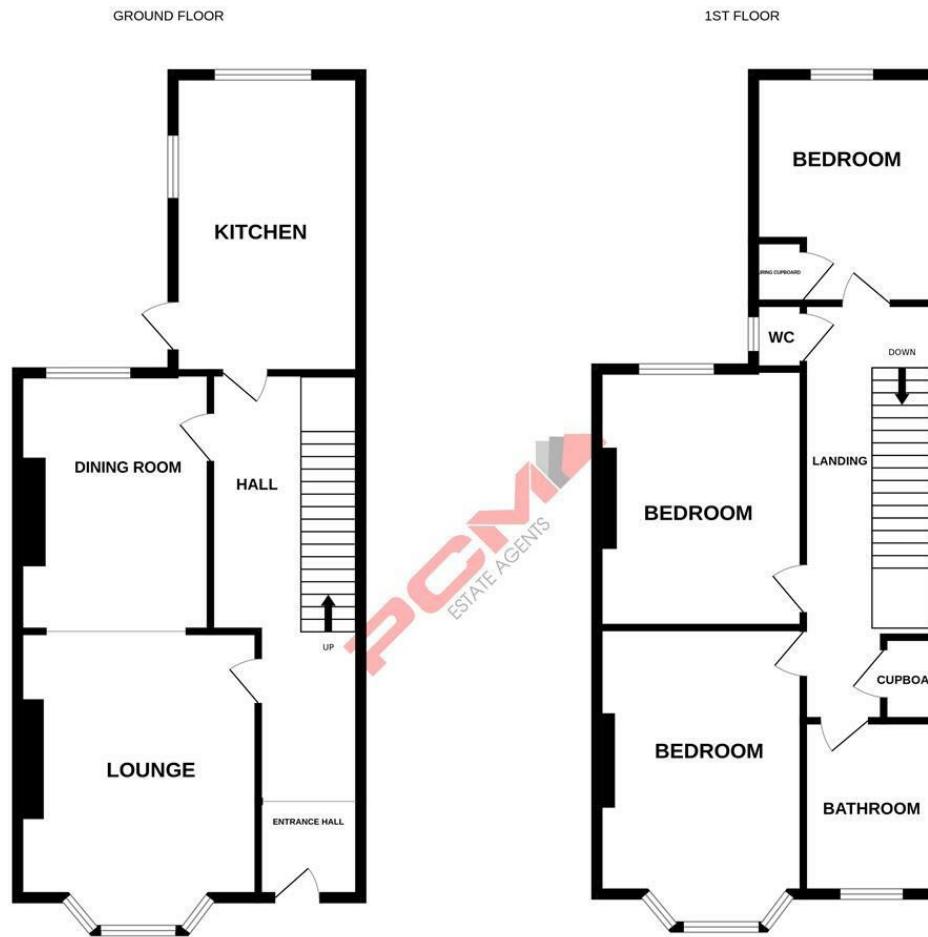
Panelled bath with mixer tap and shower attachment, separate electric shower attachment, wash hand basin, radiator, extractor fan, single glazed frosted window to front aspect.

REAR GARDEN

Good sized area of patio, ideal for entertaining and dining, fenced and walled boundaries.

Council Tax Band: B





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 equipment 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 | | |
| (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 | 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 | EU Directive 2002/91/EC |

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.