PCM
ESTATE AGENTS

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Price £275,000

PCM Estate Agents are thrilled to introduce this CHARMING TWO DOUBLE BEDROOM OLDER STYLE MID-TERRACED FAMILY HOME, nestled on a highly coveted road in the Silverhill region of St. Leonards.
Perfectly positioned near popular schooling, the beautiful Alexandra Park, and a wealth of local amenities.

This delightful home offers both comfort and charm. The well-appointed accommodation boasts gas central heating and double glazing throughout. Arranged over two floors, it comprises an inviting entrance hall, a DUAL ASPECT OPEN PLAN LOUNGE-DINING ROOM plus a SEPARATE KITCHEN. Upstairs, you'll find a bright landing leading to TWO SPACIOUS DOUBLE BEDROOMS and a family bathroom. Externally the property benefits from a PRIVATE REAR GARDEN that has been well-maintained and offers a great space for entertaining or families to enjoy.

This is an exceptional opportunity for anyone seeking a lovely two-bedroom family home in one of St. Leonards' most exclusive pockets. Contact the owner's agent today to arrange your private viewing!

DOUBLE GLAZED FRONT DOOR
Opening to:

VESTIBULE
Offering a practical place to take off coats and shoes, dado rail, further wooden double glazed door opening into:

ENTRANCE HALL
Dado rail, radiator, understairs storage, wall mounted control for gas fired central heating, doors opening to:

DINING ROOM
11'3 x 10' (3.43m x 3.05m)
High ceilings with coving, dado rail, radiator, built in cabinetry with shelving and double glazed tilt and turn window to rear aspect, providing a pleasant outlook onto the garden. Open plan to:

LIVING ROOM
14' into bay x 12'5 (4.27m into bay x 3.78m)
High ceiling with coving, dado rail, recessed shelving, Yorkstone fireplace with open fire, television point, radiator, double glazed bay window to front aspect.

KITCHEN
15'1 narrowing to 11'4 x 8'2 (4.60m narrowing to 3.45m x 2.49m)
Part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, five ring gas hob with fitted cooker hood over and waist level oven and grill, space and plumbing for washing machine and dishwasher, inset one & ½ bowl sink with mixer tap, space for under counter fridge and separate freezer, radiator, double glazed window to side aspect, double glazed door to rear providing access to the garden.

FIRST FLOOR LANDING
Split level with radiator, built in cupboard over the stairs, further double cupboard with shelving, loft hatch, doors to:

BEDROOM
15'7 x 11'8 narrowing to 11'6 (4.75m x 3.56m narrowing to 3.51m)
Coving to ceiling, radiator, two double glazed windows to front aspect.

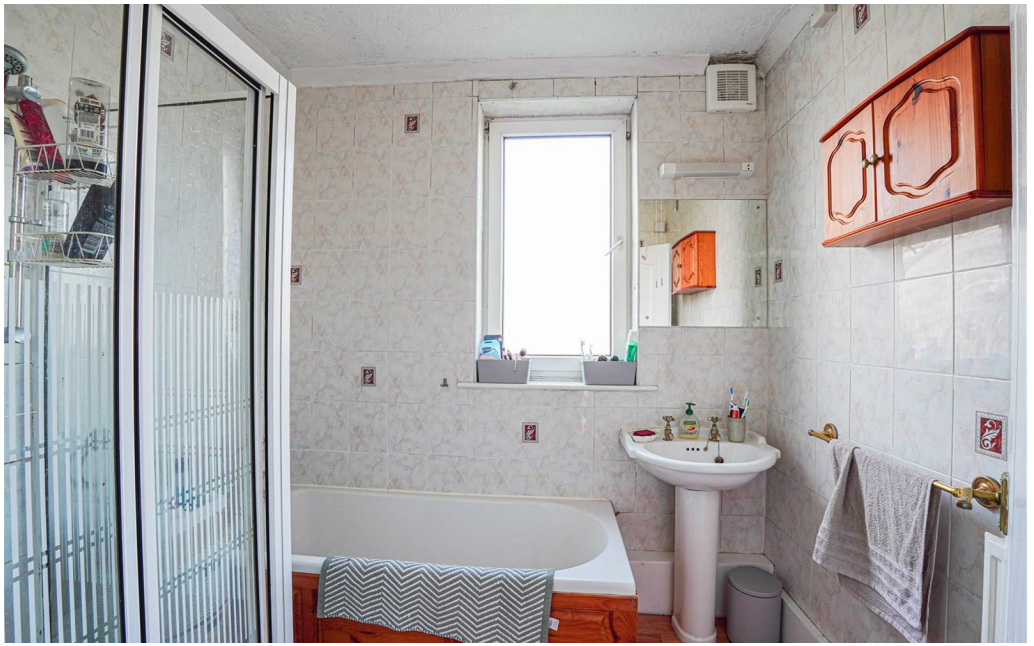
BEDROOM
12'3 x 10'3 (3.73m x 3.12m)
Coving to ceiling, radiator, double glazed window to rear aspect with views over the garden.

BATHROOM
Panelled bath with Victorian style bath with mixer tap and shower attachment, separate walk in shower enclosure with electric shower, pedestal wash hand basin, double radiator, tiled walls, extractor for ventilation, wood laminate flooring, double glazed window to rear aspect.

SEPARATE WC
Low level wc, wood laminate flooring, radiator, pattern glass window to side aspect.

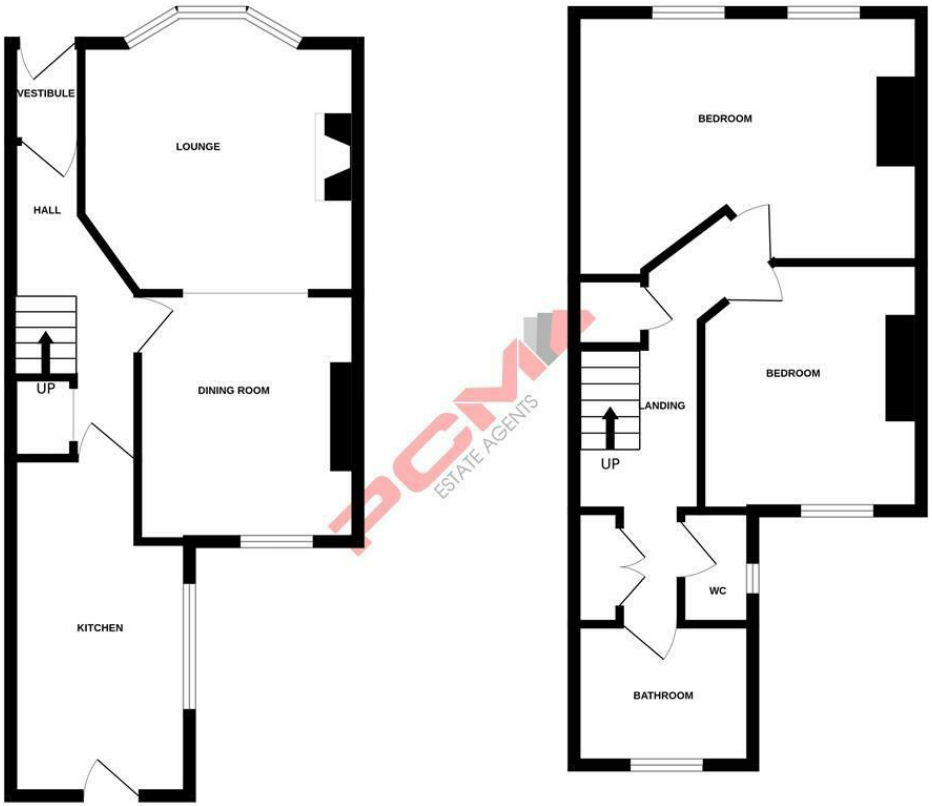
REAR GARDEN
Laid to lawn with two patios, one abutting the property and the other at the bottom of the garden, established planted borders with mature plants and shrubs, outside water tap and fenced boundaries.

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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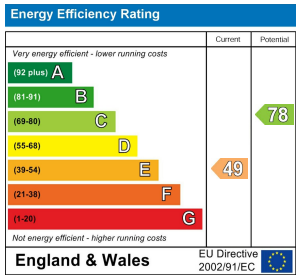

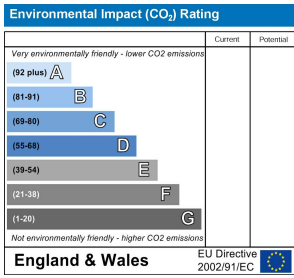

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