



ESTATE AGENTS

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**Guide Price £325,000**

**\*\* GUIDE PRICE £325,000 - £350,000 \*\***

PCM Estate Agents are delighted to present to the market this EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME, with LARGE GARAGE offering well-proportioned and well-presented accommodation in the highly sought-after area of Silverhill

Accommodation is arranged over two floors comprising an entrance porch leading to a welcoming hallway, spacious lounge, SEPARATE DINING ROOM, fitted kitchen, UTILITY ROOM and lean to providing access to a LARGE GARAGE. Upstairs, the landing provides access to THREE GOOD SIZED DOUBLE BEDROOMS, a further FOURTH BEDROOM, family bathroom and a separate MODERN SHOWER ROOM. Externally, the property benefits from an ENCLOSED AND PRIVATE LOW-MAINTENANCE REAR GARDEN, ideal for relaxing or entertaining.

Ideally positioned close to popular schooling establishments and a wide range of local amenities. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Please contact the owners agents now to avoid disappointment.

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

Opening onto;

#### **SPACIOUS PORCH**

Tiled flooring, space for hanging coats and storing shoes, power and light, double glazed windows to front and side aspect, further wooden partially glazed front door opening onto;

#### **ENTRANCE HALL**

Spacious with wood laminate flooring, under stairs storage cupboard, double radiator, dado rail, wall mounted thermostat control for gas fired central heating, door to;

#### **LIVING ROOM**

16'8 max x 11'7 max (5.08m max x 3.53m max )

Coving to ceiling, dado rail, wood laminate flooring, electric fire with surround, television point, wall lighting and ceiling light, double glazed window to front aspect, sliding door to:

#### **DINING ROOM**

10'1 x 10'1 (3.07m x 3.07m)

Wood flooring, coving to ceiling, dado rail, wall mounted cupboard concealed boiler, double glazed window to rear aspect overlooking the garden.

#### **KITCHEN**

9'8 x 7'8 excluding door recess (2.95m x 2.34m excluding door recess)

Part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset drainer-sink unit with mixer tap, space and plumbing for dishwasher, space for under counter fridge, return door to entrance hall, window and door to rear aspect providing access to;

#### **UTILITY**

7'6 x 7'1 (2.29m x 2.16m)

Tiled flooring, space and plumbing for washing machine, space for tumble dryer, separate space for American style fridge freezer, double glazed windows to side and rear elevations overlooking the garden, double glazed door opening to side.

#### **LEAN TO**

11'7 x 3'10 (3.53m x 1.17m)

Double glazed door to garden, personal door to garage, door to side to garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, dado rail, double glazed window to rear aspect, door to;

#### **BEDROOM ONE**

15'3 x 11'6 (4.65m x 3.51m)

Built in wardrobes, radiator, dado rail, double glazed window to front aspect.

#### **BEDROOM TWO**

11'9 x 11' (3.58m x 3.35m)

Coving to ceiling, radiator, double glazed window to front aspect.

#### **BEDROOM THREE**

10'1 x 9'2 (3.07m x 2.79m)

Built in wardrobe, radiator, double glazed window to rear aspect.

**BEDROOM FOUR**

8'9 x 6'10 (2.67m x 2.08m)

Double radiator, wood laminate flooring, dado rail, double glazed window to front aspect.

**BATHROOM**

Tiled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, linen cupboard, part tiled walls, double glazed frosted window to rear aspect.

**SEPARATE SHOWER ROOM**

Tiled walk in shower enclosure with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, tiled walls, tile effect laminate flooring, double glazed window with obscured glass to rear aspect for privacy.

**OUTSIDE - FRONT**

Block paved drive providing off road parking.

**REAR GARDEN**

Low maintenance landscaped patio garden laid with stone patio slabs and a further section with decked patio; being ideal for entertaining, fenced boundaries, private and enclosed.

**GARAGE**

17'3 x 12' (5.26m x 3.66m)

Single up and over door, double glazed door to side, power and light, housing the solar panel unit.

**AGENTS NOTE**

There are leased solar panels on a 25 year term, starting in 2025. The solar panels create savings on the energy bills and any excess energy generated is fed back to the grid.

Council Tax Band: C

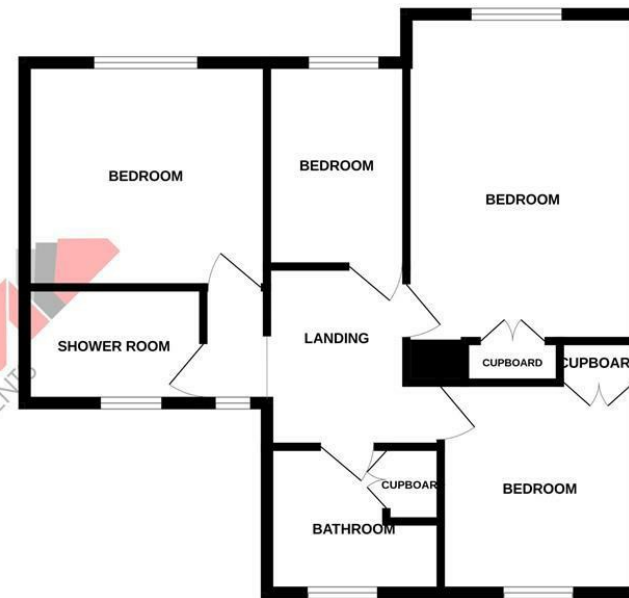
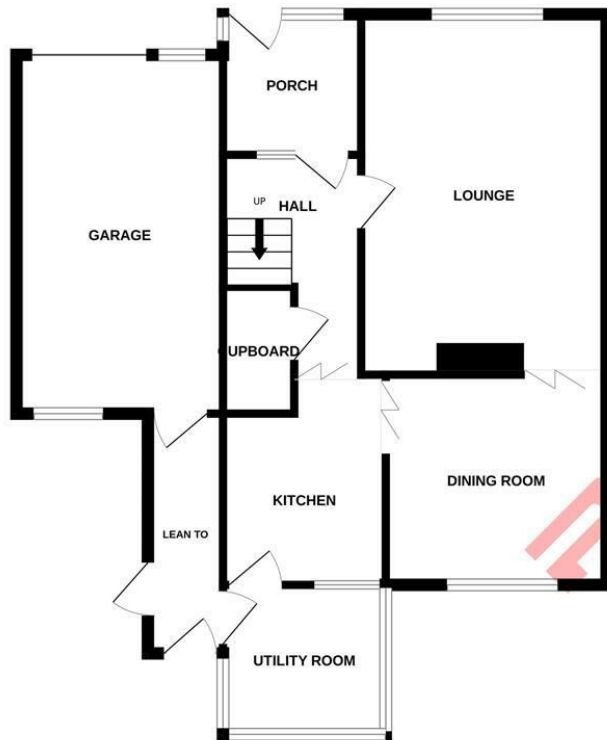






GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.