

ESTATE AGENTS

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**Offers In Excess Of £250,000**

PCM Estate Agents welcome to the market an opportunity to acquire this OLDER STYLE TERRACED THREE BEDROOM HOME, positioned on this sought-after road within the Silverhill region of St Leonards, close to amenities including popular schooling establishments and nearby Alexandra Park. The property has a LARGE GARDEN, gas central heating and double glazing.

Inside, the property offers accommodation over two floors comprising an entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM, kitchen, ground floor bathroom and a UTILITY ROOM that can be accessed via the garden. Upstairs there are THREE GOOD SIZED BEDROOMS.

The REAR GARDEN is a real feature of this FAMILY HOME, being expansive with a patio, areas of lawn and being enclosed. The garden is ideal for families with children.

Please call the owners agents now to book your viewing.

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard and recessed area, wall mounted thermostat control for gas fired central heating.

### **LIVING ROOM**

12'11 x 14' into bay (3.94m x 4.27m into bay )  
Radiator, television point, double glazed bay window to front aspect.

### **DINING ROOM**

11'3 x 10'6 (3.43m x 3.20m)  
Built in cupboard, radiator, serving hatch through to kitchen.

### **REAR LOBBY**

Doorway to kitchen, door to downstairs bathroom.

### **KITCHEN**

10' x 7'8 (3.05m x 2.34m )  
Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, four ring gas hob with oven below, inset resin one & ½ bowl drainer-sink unit with mixer tap, low level wc, radiator, tiled walls, down lights, double glazed window and door to rear aspect.

### **DOWNSTAIRS BATHROOM**

Panelled bath with mixer tap and shower attachment, shower over bath, low level wc, pedestal wash hand basin with mixer tap, tiled walls, extractor for ventilation, double glazed pattern glass window to rear aspect.

### **FIRST FLOOR LANDING**

Loft hatch, doors to:

### **BEDROOM**

16' x 11'3 (4.88m x 3.43m)  
Double radiator, single radiator, two double glazed windows to front aspect.

### **BEDROOM**

12'1 x 10'3 (3.68m x 3.12m)  
Radiator, double glazed window to rear aspect.

### **BEDROOM**

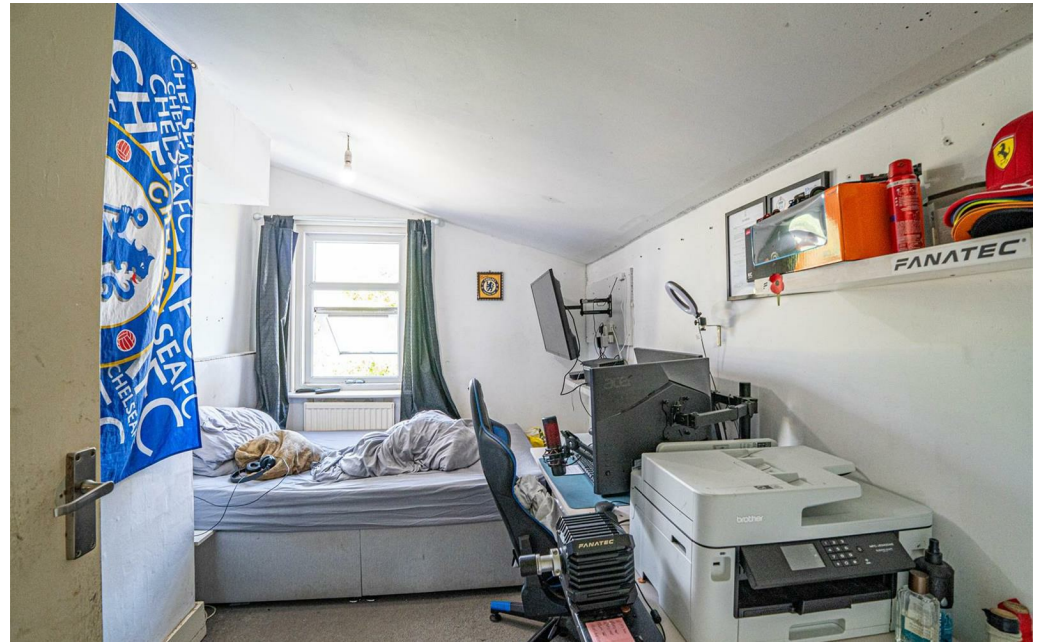
11'2 x 8'3 (3.40m x 2.51m)  
Radiator, double glazed window to rear aspect.

### **UTILITY SPACE**

8'2 x 7'8 (2.49m x 2.34m)  
External access only with space and plumbing for washing machine, wall mounted boiler, space for other appliances, window to rear aspect, door to side aspect.

### **REAR GARDEN**

Expansive and laid to lawn with a patio abutting the property, area of artificially laid lawn.



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) <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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	