PCM
ESTATE AGENTS

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Offers Over £225,000

PCM Estate Agents welcome to the market this exceptionally well-presented and well-proportioned FIRST FLOOR TWO DOUBLE BEDROOM FLAT occupying the entire first floor of this OLDER STYLE VICTORIAN SEMI-DETACHED BUILDING. Situated on a sought-after road within the favourable Silverhill region of St Leonards, close to amenities, popular schooling establishments and Alexandra Park.

The property benefits from its own PRIVATE ENTRANCE, entrance hall, LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS and a SHOWER ROOM. The property has double glazed windows, gas central heating and enjoys PLEASANT VIEWS from the rear.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

PRIVATE FRONT DOOR
Located to the side of the building with private access to:

ENTRANCE HALL
Stairs rising to the first floor, double glazed window to side aspect. The main hall has porcelain tiled flooring, high ceiling with down lights, loft hatch, doors opening to:

LOUNGE-DINER
15'10 max x 12'10 max (4.83m max x 3.91m max)
Double glazed bay window to front aspect, further double glazed window to front aspect, high ceiling with cornicing, picture rail, fireplace, radiator, television point, wood laminate flooring.

KITCHEN
12'5 x 7'11 (3.78m x 2.41m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, Zanussi electric hob with fitted cooker hood over and electric fan assisted oven below, breakfast bar seating area, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer, inset resin sink with mixer tap, high ceiling, radiator, integrated drinks cooler, porcelain tiled flooring, double glazed window to side aspect.

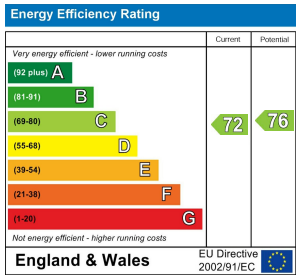
BEDROOM
10'11 x 10'1 (3.33m x 3.07m)
Double glazed window to rear aspect with far reaching views over St Leonards, additional double glazed window to side aspect, high ceiling with coving, built in storage, wood laminate flooring, dressing room area with borrowed light window to the main hallway.

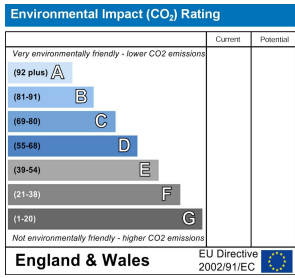
BEDROOM
12'6 max x 10'2 max (3.81m max x 3.10m max)
High ceiling, exposed brick fireplace, wood laminate flooring, radiator, double glazed window to side aspect.

SHOWER ROOM
Newly fitted with a walk-in shower having rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, down lights, extractor for ventilation and a storage cupboard.

TENURE
We are advised by the owner of the following;
Share of Freehold transferable with the sale of the property.
Lease: Approximately 995 years remaining.
Service Charge: TBC

Council Tax Band: A





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.