



109, Battle Road, St. Leonards-On-Sea, TN37 7AD

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £295,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this OLDER STYLE SEMI DETACHED HOUSE with THREE BEDROOMS and a LOFT ROOM. Located on the outskirts of the Silverhill region of St Leonards, close to a number of popular schooling establishments and amenities.

Inside the property offers accommodation arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER, downstairs bathroom, upstairs landing, THREE VERY GOOD SIZED BEDROOMS in addition to a LOFT ROOM. There are benefits including gas fired central heating, double glazing and a GOOD SIZED LEVEL GARDEN.

Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

VESTIBULE

Open plan to;

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, double radiator, wall mounted thermostat control for gas fired central heating, wall mounted consumer unit for the electrics, under stairs recessed area, door to;

LIVING ROOM

15'8 into bay x 12'2 (4.78m into bay x 3.71m)

Cornicing, television point, radiator, wooden fireplace with marble surround and hearth, inset gas living flame fire, double glazed bay window to front aspect.

KITCHEN

12' x 9'8 (3.66m x 2.95m)

Coving to ceiling, down lights, part tiled walls, tiled flooring, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, space and plumbing for washing machine, dishwasher and tumble dryer, space for tall fridge freezer, inset one ½ bowl drainer/ sink unit with mixer tap, breakfast bar, double radiator, open plan to;

CONSERVATORY - DINING ROOM

9' x 7'4 (2.74m x 2.24m)

Part brick construction with UPVC double glazed windows to side and rear elevations, double glazed French doors opening to the rear and providing access to the garden, glass ceiling and window opening roof window.

FIRST FLOOR LANDING

Loft hatch, doors to;

BEDROOM

16'8 x 15'6 into bay (5.08m x 4.72m into bay)

Coving to ceiling, radiator, fitted wardrobes, double glazed bay window to front aspect.

BEDROOM

10' x 9'5 (3.05m x 2.87m)

Double radiator, coving to ceiling, double glazed window to rear aspect with views over the garden.

BEDROOM

13'3 x 8' (4.04m x 2.44m)

Radiator, built in cupboard housing immersion heater and boiler, double glazed window to rear aspect.

LOFT ROOM

15'8 x 12'6 (4.78m x 3.81m)

Velux window to rear aspect, power and light, access to eaves storage.

FRONT GARDEN

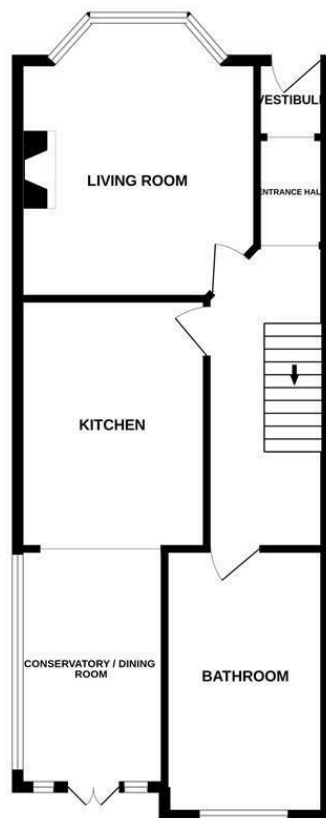
Enclosed courtyard style front garden, pathway to front door.

REAR GARDEN

Level and laid to lawn with a stone patio abutting the property, gated access to front, rear section of garden, fenced boundaries, outside water tap.



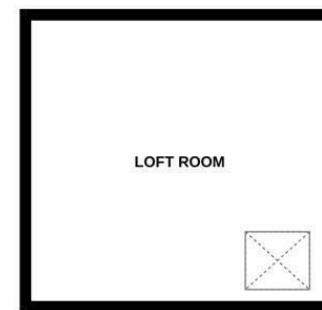
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2022

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.

