



ESTATE AGENTS

**10, Horseshoe Close, St. Leonards-on-sea, TN38 9BT**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £262,500**



**\*\* GUIDE PRICE £250,000 to £265,000 \*\***

PCM Estate Agents are delighted to present to the market this well-presented TWO DOUBLE BEDROOM END OF TERRACED HOUSE tucked away in this quiet cul-de-sac within the popular Silverhill region of St Leonards.

The property enjoys well-presented and spacious accommodation arranged over two floors comprising an entrance hallway, lounge, MODERN KITCHEN, first floor landing, TWO DOUBLE BEDROOMS and a MODERN BATHROOM suite. Externally the property also enjoys a PRIVATE FAMILY FRIENDLY REAR GARDEN enjoying a SUNNY ASPECT in addition to an area of front garden and ALLOCATED PARKING SPACE close by.

The property is conveniently located in a quiet cul-de-sac within easy reach of popular schooling establishments and amenities that Silverhill has to offer, making this an IDEAL FIRST TIME PURCHASE.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, wall mounted thermostat control for gas fired central heating.

#### **LIVING ROOM**

14'4" x 12'3" (4.37m x 3.73m)

Double radiator, television point, under stairs storage cupboard, double glazed sliding patio doors providing access to garden.

#### **KITCHEN**

11'4" max x 5'9" max (3.45m max x 1.75m max)

Modern and comprising a range of eye and base level cupboards and drawers with worksurfaces, four ring gas hob with extractor over, waist level double oven and grill, space for tall fridge freezer, inset one ½ bowl drainer-sink unit with mixer tap, part tiled walls, double glazed window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, door to;

#### **BEDROOM ONE**

12'3" x 9'4" (3.73m x 2.84m)

Radiator, double glazed window to rear aspect having views over the garden.

#### **BEDROOM TWO**

12'11" x 8'5" (3.94m x 2.57m)

Radiator, built in cupboard, double glazed window to front aspect.

#### **BATHROOM**

Modern and comprising a panelled bath with mixer tap and shower attachment, wash hand basin, wc, radiator, double glazed window to side aspect.

#### **REAR GARDEN**

Laid to lawn with planting beds enjoying a private and sunny aspect with access to front, stone patio, fenced boundaries.

#### **OUTSIDE**

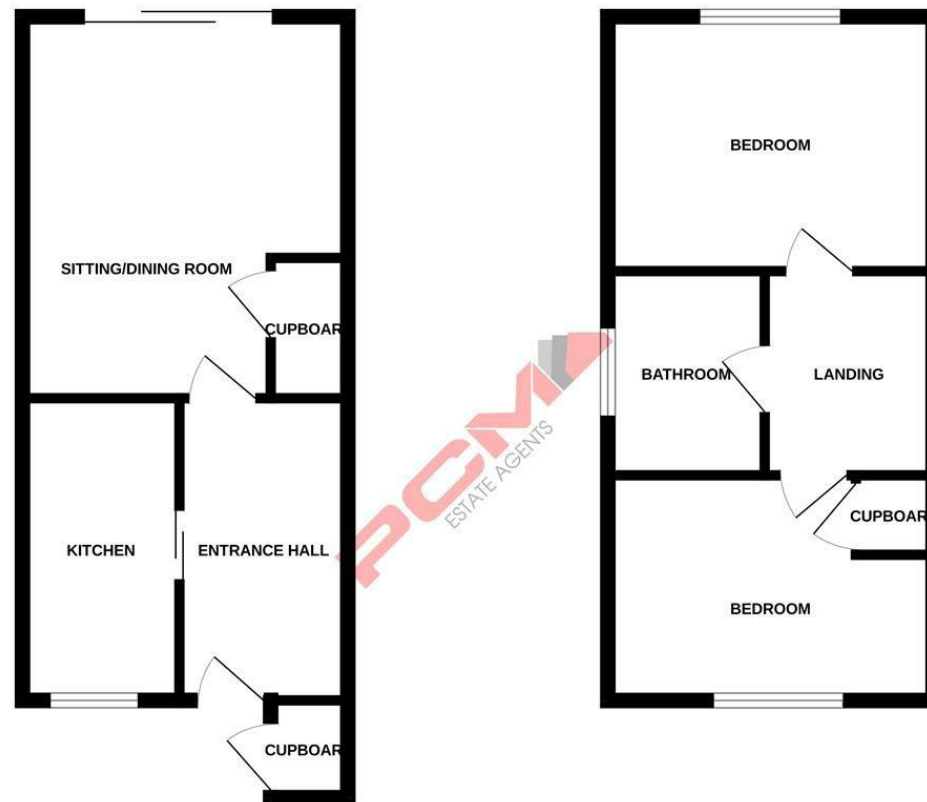
The property has the benefit of an allocated parking bay accessed via Drapers Way.

Council Tax Band:



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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</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