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Guide Price £250,000

**** GUIDE PRICE £250,000 - £260,000 ****

PCM Estate Agents are delighted to present to the market an opportunity to secure this **THREE BEDROOMED OLDER STYLE TERRACED HOUSE** conveniently located in the sought-after Silverhill region of St Leonards, being close to amenities and within easy reach of Alexandra Park.

Inside the property offers accommodation arranged over two floors comprising of entrance hall, **DOUBLE ASPECT LOUNGE-DINING ROOM**, kitchen, **SUN ROOM**, upstairs landing, **THREE BEDROOMS** and a **SHOWER ROOM** with separate wc. The property does benefit from having double glazed windows and electric heating but does have gas to the property so could have gas fired central heating installed, there is some minor updating required in area and to the rear is a **PRIVATE AND ENCLOSED GARDEN**.

Located within reach of popular schooling establishments, the property must be viewed to fully appreciate the position and overall space and accommodation on offer. Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood effect vinyl flooring, under stairs storage cupboard, storage radiator, further storage cupboard with shelved and housing gas meter and electrics, double glazed window with pattern glass to front aspect, door to;

OPEN PLAN LOUNGE-DINING ROOM

22'2" max x 13'2" narrowing to 11'2" (6.76m max x 4.01m narrowing to 3.40m)
Double aspect room with double glazed window to front aspect and double glazed sliding patio doors to rear aspect providing access to the sun room with a folding partition door dividing both rooms, coving to ceiling, tiled fireplace, television point, serving hatch through to kitchen, electric storage radiator, two gas fires.

KITCHEN

9'5" x 8'4" (2.87m x 2.54m)
Fitted with a range of eye and base level cupboards and drawers with work surfaces over, space for gas cooker, inset drainer/ sink unit, space for tall fridge freezer, gas cooker and washing machine, part tiled walls, wood effect vinyl flooring, double glazed window and door to rear aspect, double glazed door to;

SUN ROOM

12'1" x 6'3" (3.68m x 1.91m)

Metal framed construction with windows to both side and rear elevations, door opening to garden, wood effect vinyl flooring.

FIRST FLOOR LANDING

Loft hatch providing access to loft space.

BEDROOM ONE

12'5" x 11'7" (3.78m x 3.53m)

Built in wardrobe, electric storage radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM TWO

10'2" x 9'2" (3.10m x 2.79m)

Coving to ceiling, picture rail, airing cupboard housing immersion heater, double glazed window to rear aspect having pleasant views over the garden, electric fire.

BEDROOM THREE

8'0" x 7'9" (2.44m x 2.36m)

Coving to ceiling, double glazed window to front aspect.

SHOWER ROOM

Walk in shower enclosure with electric shower, pedestal wash hand basin with mixer tap, part tiled walls, double glazed pattern glass window to rear aspect, electric fire.

SEPARATE WC

Concealed cistern dual flush low level wc, part tiled walls, tiled flooring, double glazed pattern glass window to rear aspect.

FRONT GARDEN

Enclosed with hedged boundaries.

REAR GARDEN

Lawned garden with pathway to side, hedged boundaries, two wooden sheds, rear gates access, offering a pleasant and private aspect.

Council Tax Band: B



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) A		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC