



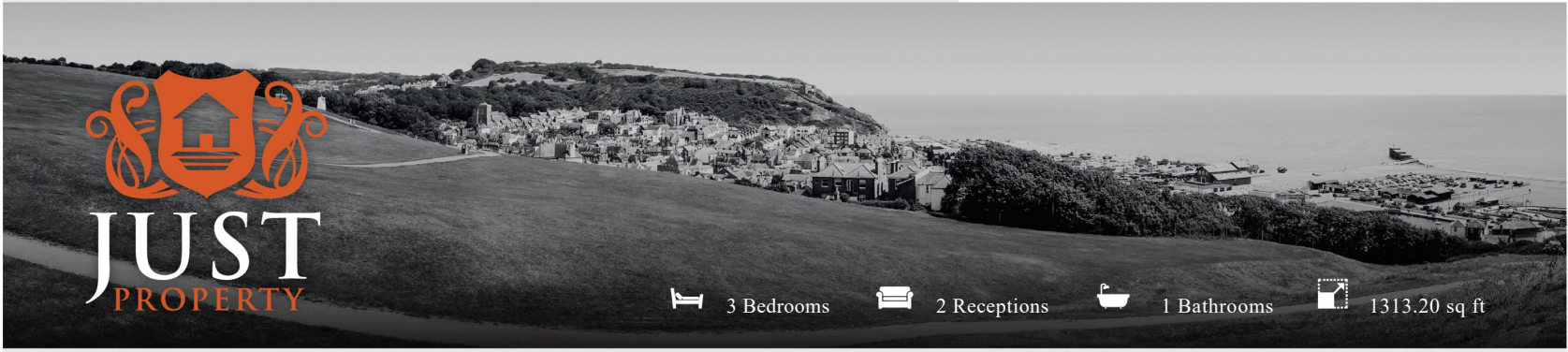
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	84	67
Very energy efficient - lower running costs		
(92 plus)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		



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32 Silverlands Road, St. Leonards-On-Sea, TN37 7DE

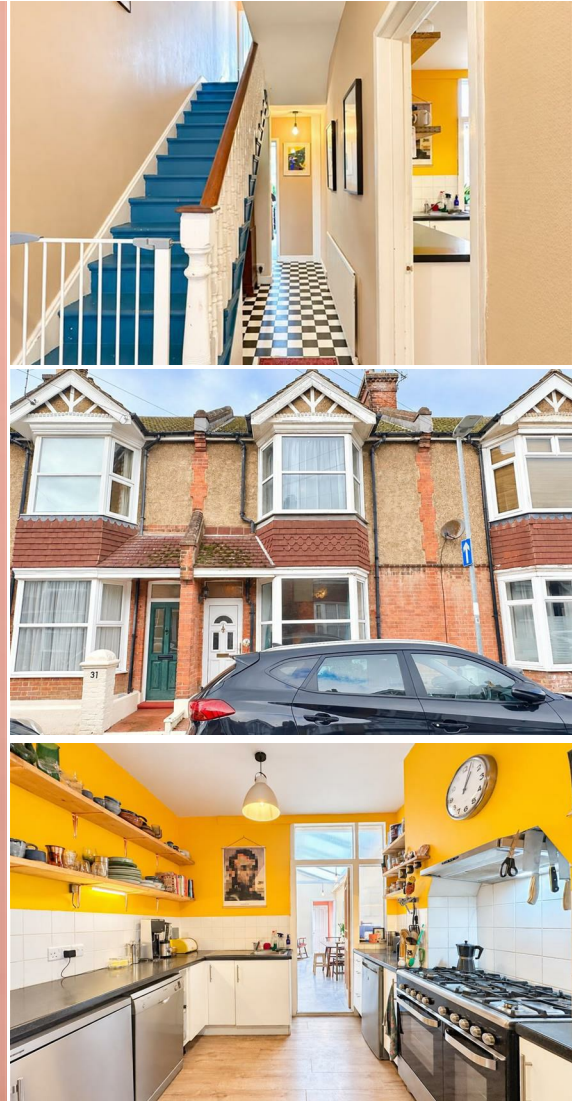
FLOORPLANS



32 Silverlands Road, St. Leonards-On-Sea, TN37 7DE

Freehold

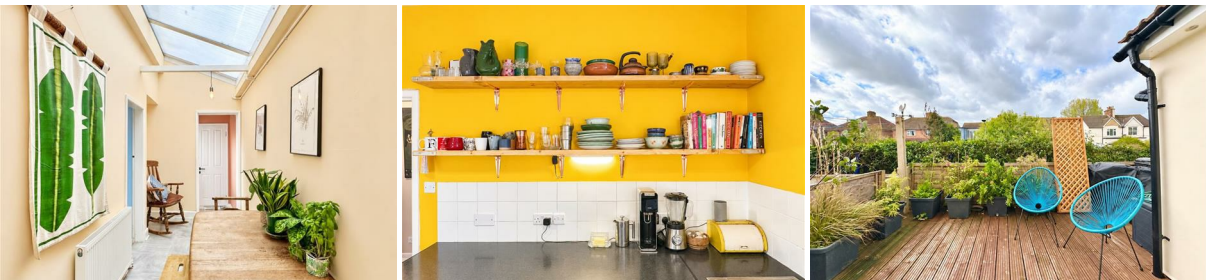
£275,000





Freehold

£275,000



ROOM DIMENSIONS

Porch	Bedroom
Entrance Hallway	9'3" x 8'3" (2.84 x 2.54)
Living Room	Family Bathroom
10'9" x 14'7" (3.28 x 4.47)	Separate W.C
Kitchen / Breakfast Room	Bedroom
9'8" x 11'8" (2.95 x 3.58)	11'8" x 9'8" (3.58 x 2.97)
Sun Room	Bedroom
474 x 155 (144.48m x 47.24m)	15'7" x 15'1" (4.75 x 4.60)
Utility	Rear Courtyard Garden
Dining Room	
8'5" x 14'2" (2.57 x 4.34)	
Downstairs Cloakroom	
Stairs Up To First Floor	
Generous Sized Landing	

PROPERTY DETAILS

Offers Over £275,000...

Located on Silverlands Road in the charming area of St. Leonards-On-Sea, this delightful terraced property offers a perfect blend of comfort and style. Spanning an impressive 1,313 square feet, the property boasts bright and airy living accommodation arranged over two well-designed floors.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The natural light that floods these areas creates a warm and inviting atmosphere, making it an ideal setting for family gatherings or quiet evenings at home.

The property features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Completing this charming home is a well-appointed bathroom, providing convenience and comfort for all residents. Outside, the rear courtyard is a delightful suntrap, perfect for enjoying the outdoors, whether it be for morning coffee or evening barbecues.

Situated in a popular location, this property is close to local amenities and the beautiful coastline, making it an excellent choice for those seeking a vibrant community atmosphere. This is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this lovely property your new home.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all there is to offer in person.

Council Tax Band - B

FEATURES

- Three Bedroom Terraced Family Home
- Abundance Of Character Throughout
- Arranged Over Two Floors Of Generous Living Space
- Popular Location, Close To Shops & Amenities
- Council Tax Band - B
- Character Features, Plenty Of Colour Throughout
- Rear Courtyard Garden, Enjoying The Sun All Day
- To Arrange Access For A Viewing, Contact Just Property
- Viewing Considered Essential
- Close To Schools & Local Parks



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.