



**33, Denham Close, St. Leonards-On-Sea, TN38 9RS**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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**Price £274,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this SUPERBLY PRESENTED, SPACIOUS, THREE BEDROOM FAMILY HOME in a sought-after and convenient location.

The property affords well-proportioned, refurbished accommodation arranged over two floors comprising entrance hall, DOWNSTAIRS WC, KITCHEN-DINING ROOM, LIVING ROOM with DIRECT ACCESS onto a SOUTHERLY FACING GARDEN, upstairs landing, THREE GOOD SIZED BEDROOMS and a MODERN BATHROOM with shower over bath. The property is in superb decorative order throughout and benefits from gas fired central heating, double glazing, fully carpeted upstairs, wood laminate flooring downstairs and a LOW-MAINTENANCE southerly aspect garden.

The property is located within easy reach of Tesco's superstore and also bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

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 laminate flooring, under stairs recessed area, storage cupboard, radiator, down lights, thermostat control for gas fired central heating, door to;

#### **DOWNSTAIRS WC**

Dual flush low level wc, wash hand basin, wood effect laminate flooring, double glazed window to front aspect.

#### **KITCHEN**

18'5" max x 9'4" (5.61m max x 2.84m)

Fitted with a range of eye and base level cupboards and drawers fitted with soft close hinges and having complementary work surface over, four ring gas hob with oven below and cooker hood over, inset stainless steel sink unit with mixer

tap, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer, LED down lights, double radiator, wood effect laminate flooring, double glazed window to front aspect.

#### **LIVING ROOM**

15'7" x 10'7" (4.75m x 3.23m)

Wood effect laminate flooring, television point, telephone point, radiator, double glazed window and door to rear aspect overlooking and providing access to the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft area, large storage cupboard, further cupboard housing boiler.

#### **BEDROOM ONE**

15'1" x 8'8" (4.60m x 2.64m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM TWO**

15'0" x 8'8" (4.57m x 2.64m)

Radiator, double glazed window to front aspect.

#### **BEDROOM THREE**

9'5" x 6'7" (2.87m x 2.01m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

Tile enclosed bath with mixer tap and shower over bath, vanity enclosed wash hand basin with mixer tap and storage set beneath, dual flush low level wc, tiled walls, chrome ladder style heated towel rail, wall mounted mirror, down lights, double glazed obscured glass window to rear aspect.

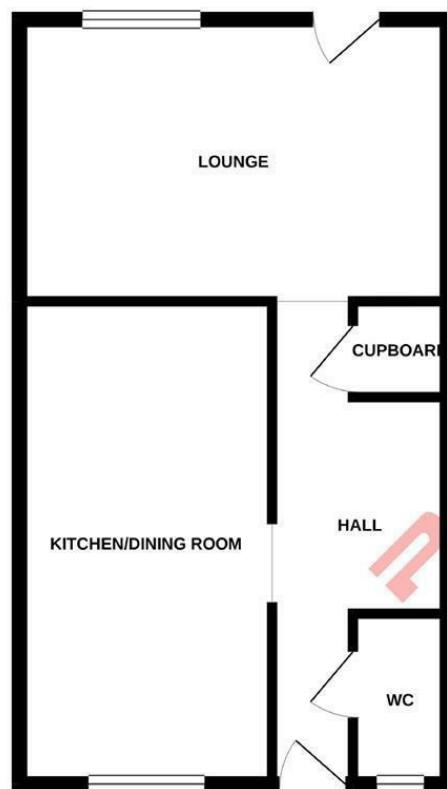
#### **REAR GARDEN**

Two tiered rear garden with porcelain stone patio, steps down onto an area of lawn, rear gated access, LED lighting, outside power socket, enjoying a sunny aspect.

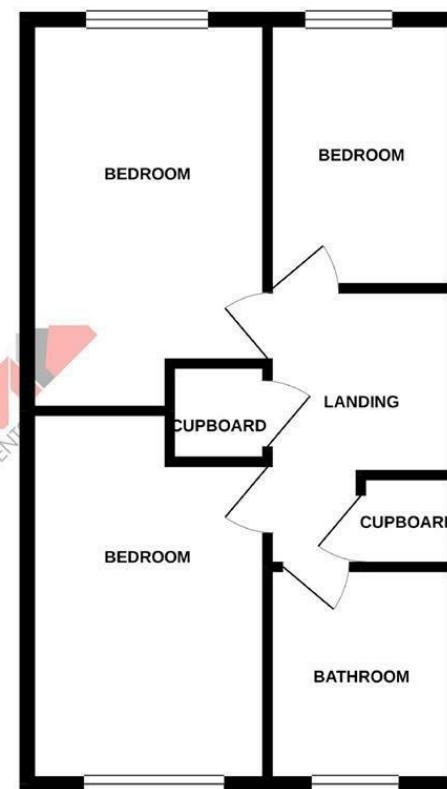
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	90	
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	90	
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			