



**33, Thomas Brassey Close, St. Leonards-On-Sea, TN37  
7QY**

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

**Price £250,000**

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this THREE BEDROOM MID TERRACED FAMILY HOME, positioned in this quiet cul-de-sac location.

The property offers modern comforts including gas fired central heating, double glazing and well-proportioned accommodation comprising a lounge-diner, KITCHEN-BREAKFAST ROOM, THREE BEDROOMS, bathroom and a SEPARATE WC. The property has an ENCLOSED REAR GARDEN and access to parking within the cul-de-sac on a first come first served basis.

Positioned within easy reach of local amenities and popular schooling establishments, and must be viewed to appreciate the convenient position and quality of accommodation on offer.

Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Wood flooring, stairs rising to a half-landing, wall mounted thermostat control for gas fired central heating, radiator, doors to:

#### **DOWNSTAIRS WC**

Low level wc, wall mounted wash hand basin with tiled splashbacks, double glazed window to front aspect.

#### **KITCHEN-BREAKFAST ROOM**

12'11 x 11'11 (3.94m x 3.63m)

Fitted with a range of units comprising single drainer sink unit with cupboards under, matching wall and base units, work surfaces, tiling to walls, breakfast bar, Range style oven, plumbing and space for further appliances, wall mounted gas fired boiler, double glazed window to the front.

#### **HALF LANDING**

With stairs to additional half-landing, door to:

#### **LOUNGE-DINER**

17'6 x 12'10 (5.33m x 3.91m)

Radiator, double glazed window to rear, wood laminate flooring, door to:

#### **REAR PORCH**

With further door giving access to the garden.

#### **FIRST FLOOR LANDING**

Cupboard over stairs, doors opening to:

#### **BEDROOM**

13' x 11'5 (3.96m x 3.48m)

Velux window to rear aspect, wood laminate flooring, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, glass shower screen, low level wc, tiled walls, chrome ladder style radiator, Velux window.

#### **BEDROOM**

12'11 x 10' (3.94m x 3.05m)

Radiator, double glazed window to the rear,

#### **BEDROOM**

9'8 x 7'4 (2.95m x 2.24m)

With radiator, window to the rear.

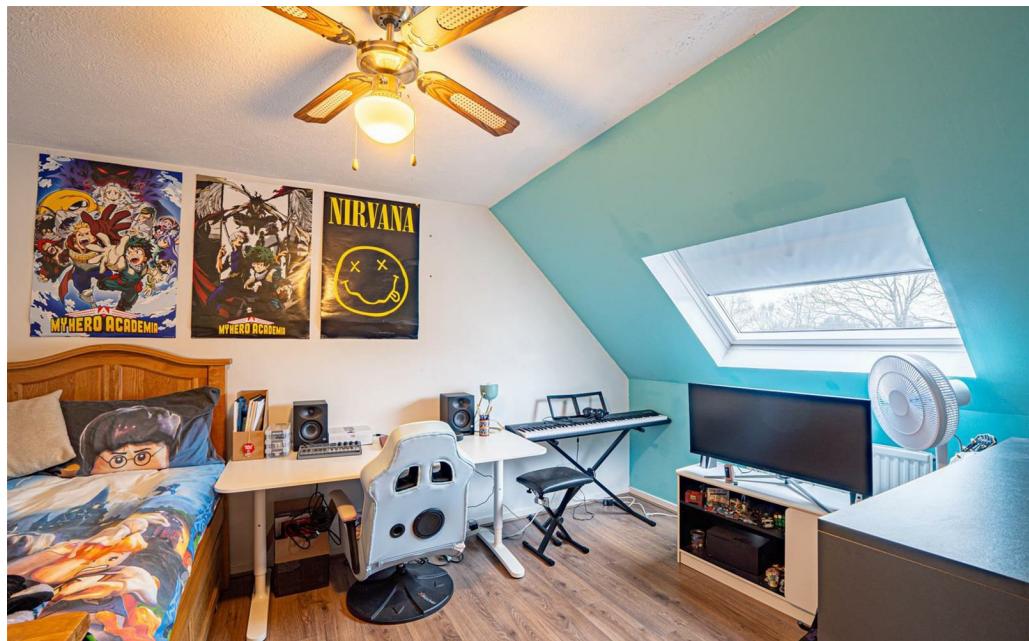
#### **OUTSIDE, FRONT**

There is an area of garden enclosed by picket fencing. There is also access to first come first served parking.

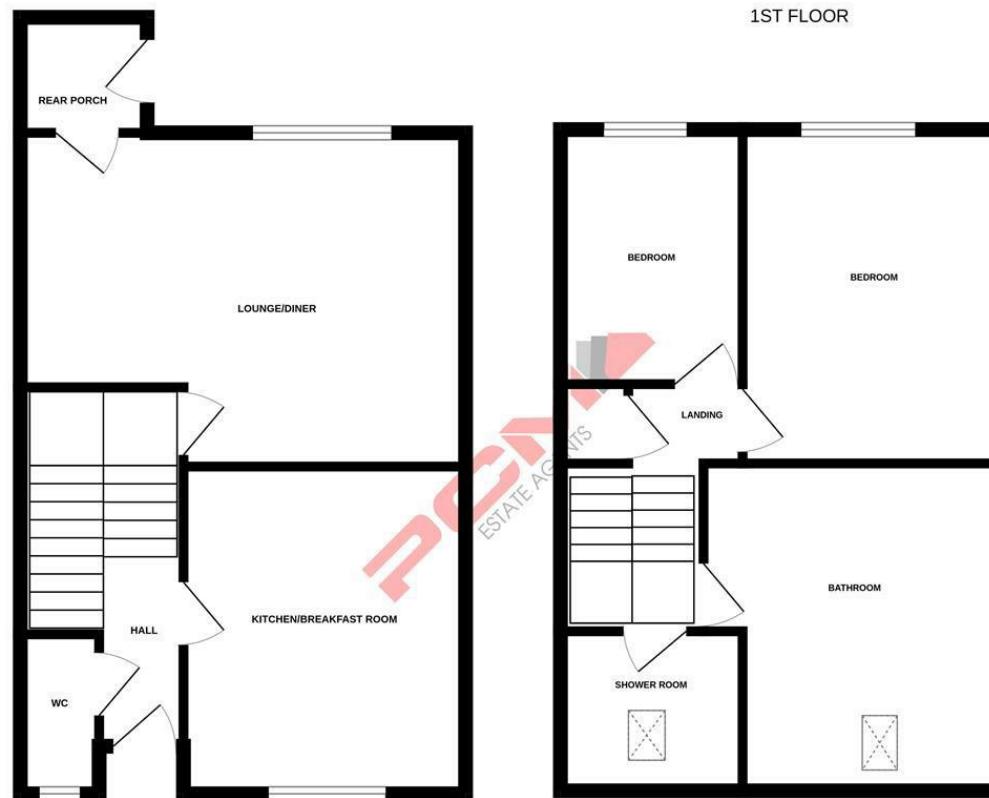
#### **REAR GARDEN**

Principally level, comprising level of patio with boarders to the side, steps up to further area, enclosed by fencing and with gated rear access.

Council Tax Band: B



GROUND 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		
(81-91)	B		
(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			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			