



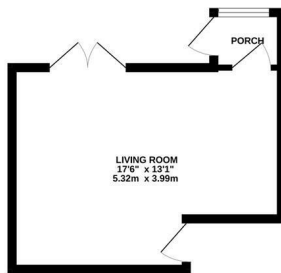
## Thomas Brassey Close, St. Leonards-On-Sea TN37 7QY

Offers in excess of £250,000

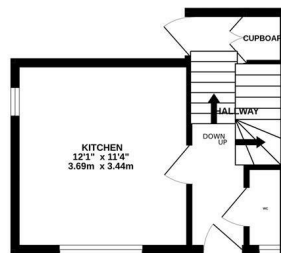


A beautifully presented three bedroom END OF TERRACE HOUSE occupying a CORNER PLOT within this quiet cul-de-sac. Backing onto woodlands it is enviably positioned for access to Hastings, the A21, bus routes and nearby countryside walks. The accommodation here spans THREE STOREYS with the BRIGHT LIVING SPACE spanning the lower ground floor, enjoying double doors leading out to the rear garden while the SEPARATE KITCHEN/BREAKFAST ROOM is positioned on the ground floor providing ample storage and worktop space, there is also a handy DOWNSTAIRS CLOAKROOM on this floor. The THREE DOUBLE BEDROOMS can be found on the first floor together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. The rear garden is a particular feature here, it offers a raised patio area off of the living room providing the perfect spot to DINE AL-FRESCO followed by a large expanse of lawn. Situated in a CONVENIENT LOCATION this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

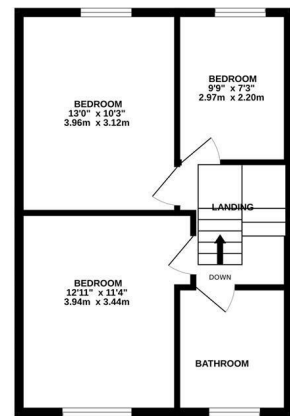
BASEMENT  
224 sq.ft. (20.8 sq.m.) approx.



GROUND FLOOR  
232 sq.ft. (21.5 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

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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