



ESTATE AGENTS

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

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Price £260,000

PCM Estate Agents welcome to the market this well-appointed END-TERRACED, THREE BEDROOM plus LOFT ROOM, HOUSE to the market, situated in a quiet cul-de-sac location on the outskirts of St Leonards, close to amenities including popular schooling establishments.

Accommodation is arranged over SPLIT LEVELS and comprises an entrance hall, CLOAKROOM, LOUNGE-DINING ROOM, MODERN KITCHEN, THREE GOOD-SIZED BEDROOMS, a family bathroom and a LOFT ROOM. The property also benefits from double glazing, gas central heating and an ENCLOSED PRIVATE REAR GARDEN.

Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Tiled flooring, stairs rising to upper floor accommodation, under stairs recessed area, radiator, dado rail, doors to:

KITCHEN

13'6 x 11'2 (4.11m x 3.40m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces and matching upstands, Amica electric hob with fitted cooker hob over and two waist level slide and hide ovens with grills, integrated wine cooler, space and plumbing for washing machine and dishwasher, space for tumble dryer, integrated fridge freezer, inset resin drainer-sink unit with mixer tap, tiled flooring, under plinth heater wall, mounted cupboard concealed boiler, double glazed window to front aspect.

DOWNSTAIRS WC

Dual flush low level wc, continuation of the tiled flooring, part tiled walls, wall mounted sink with storage set beneath and mixer tap, heated towel rail, double glazed window to front aspect.

LIVING ROOM

18' x 14' narrowing to 9'9 (5.49m x 4.27m narrowing to 2.97m)

Double radiator, television point, double glazed window to rear aspect with views onto the garden, wooden partially glazed door to:

REAR LOBBY

Part brick construction with double glazed window to rear aspect, double glazed door opening to the garden.

BATHROOM

Tiled walls, tiled flooring, panelled bath with mixer tap, shower over bath with chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, radiator, recessed down lighting, wall mounted mirror, Velux style window to front aspect.

BEDROOM

10'2 x 10'8 (3.10m x 3.25m)

Wall and ceiling lighting, fitted wardrobes, radiator, Velux style window to front aspect.

FIRST FLOOR LANDING

Large cupboard, door leading to the loft room and further doors to:

BEDROOM

11'5 x 10'7 (3.48m x 3.23m)

Radiator, double glazed window to rear aspect.

BEDROOM

9'6 x 7'2 (2.90m x 2.18m)

Wood laminate flooring, radiator, double glazed window to rear aspect.

LOFT ROOM

17'8 max x 8'10 (5.38m max x 2.69m)

Currently utilised as a bedroom, but a very adaptable room that could be used however required. Access to eaves storage, radiator, lighting, built in storage, Velux windows either side of the roof space.

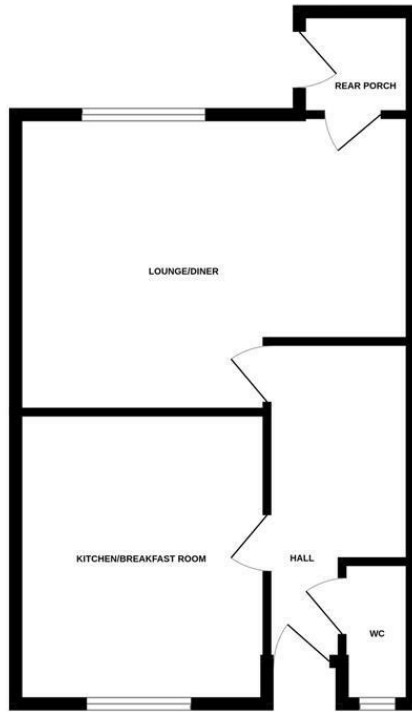
REAR GARDEN

Enclosed and mainly laid to lawn, rear gated access, patio, wooden shed, plants and shrubs.

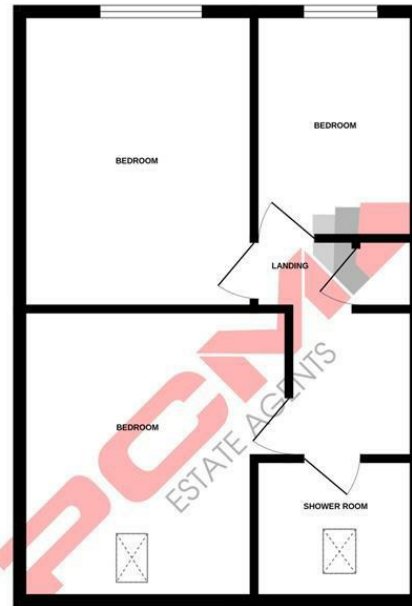
Council Tax Band: B



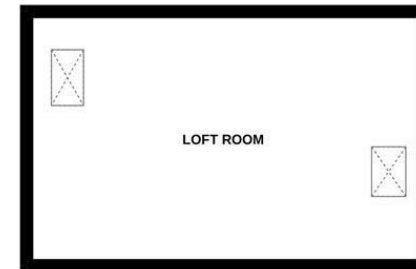
GROUND FLOOR



1ST FLOOR



LOFT ROOM



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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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			
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		

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.