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**12 Brede Close, St. Leonards-On-Sea, TN37 7QT
£375,000 Freehold**

A well-presented three-bedroom detached family home offering off-road parking and a garage, ideally positioned in a sought-after location on the outskirts of St Leonards. The property provides well-balanced accommodation throughout, with the added benefits of a private rear garden, gas central heating and double glazing. The ground floor comprises a welcoming entrance hall with a convenient downstairs cloakroom/wc, a bright dual-aspect open-plan living/dining room, and a well-appointed, practical kitchen perfectly suited to modern family living. Upstairs, there are three generously sized bedrooms along with a family bathroom. Externally, the property enjoys a private rear garden that benefits from plenty of sunshine throughout the day, creating an ideal space for relaxing or entertaining.







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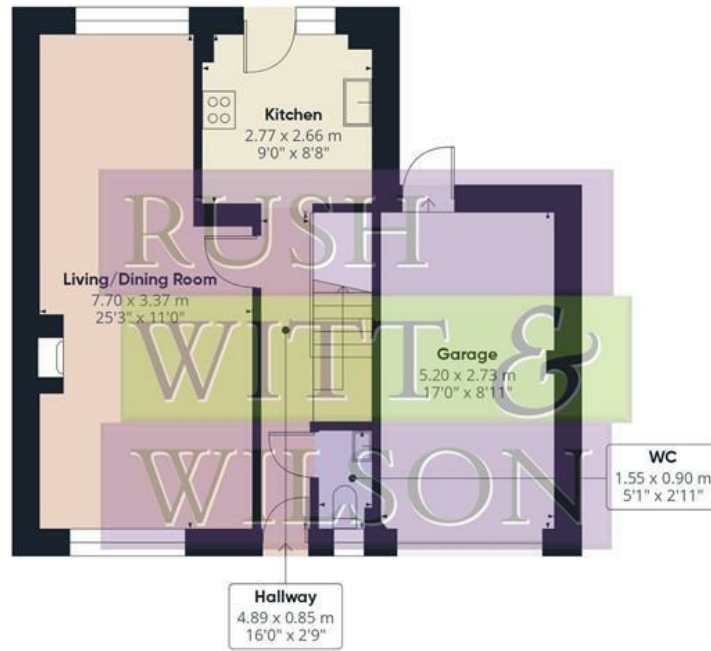
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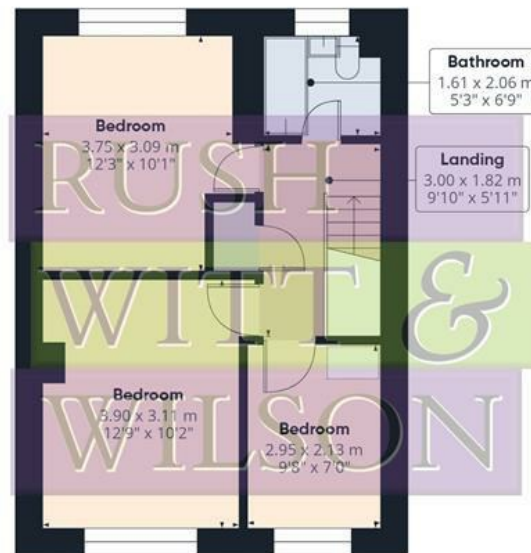


Floor 0

Approximate total area⁽¹⁾

91.1 m²

982 ft²



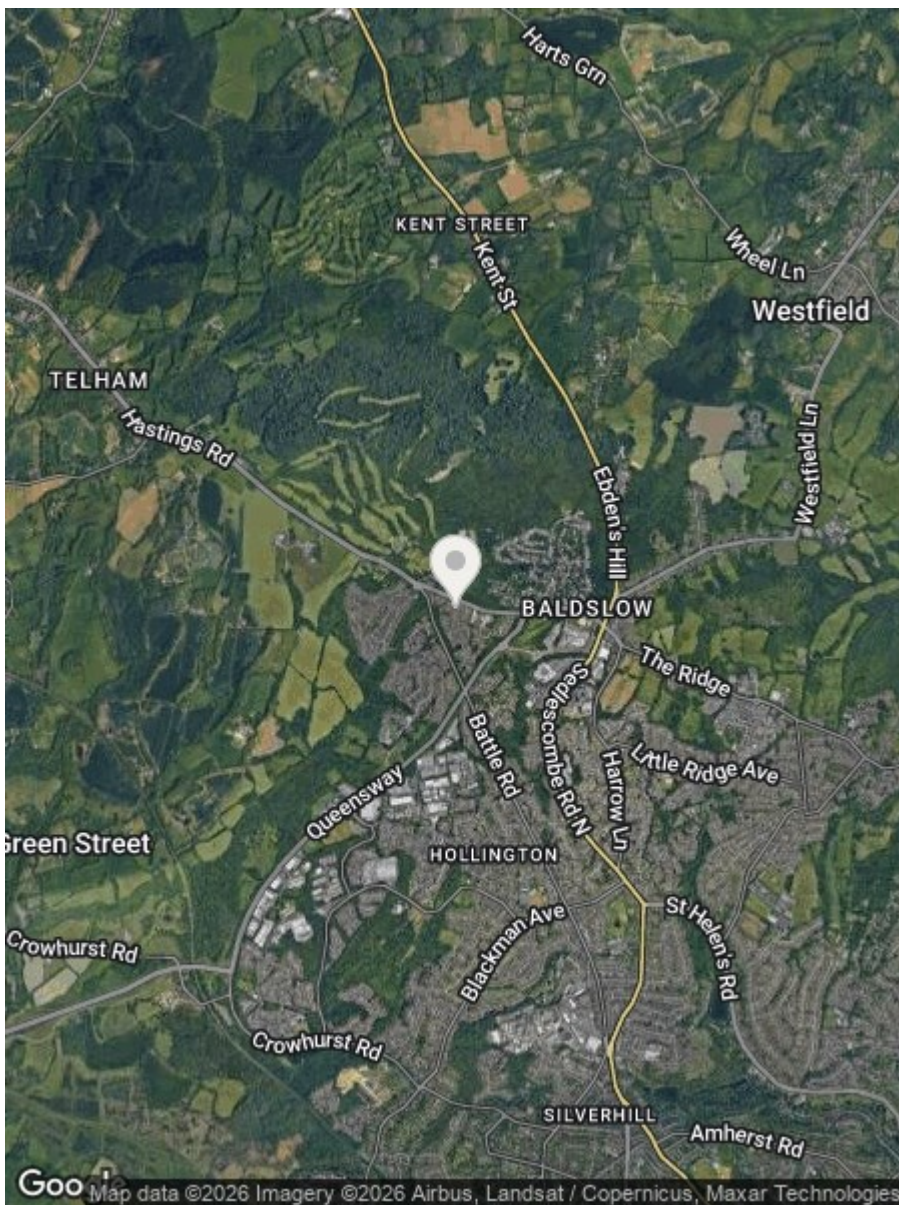
Floor 1





(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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