



ESTATE AGENTS

29, Brittany Road, St. Leonards-On-Sea, TN38 0RB

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Price £495,000

PCM Estate Agents welcome to the market this ATTRACTIVE 1930's FOUR BEDROOM SEMI-DETACHED HOUSE with a GOOD-SIZED GARAGE, located on one of St Leonards most SOUGHT-AFTER and RARELY AVAILABLE ROADS, directly opposite Markwick Gardens, just a short stroll from central St Leonards with a vast range of amenities, including Warrior Square railway station with convenient links to London, the seafront and promenade.

The property is IN NEED OF MODERNISATION but offers plenty of potential for the buyer to put their own personality into. Accommodation is arranged over two floors comprising a welcoming entrance hall, lounge, separate DINING ROOM, KITCHEN-BREAKFAST ROOM and a DOWNSTAIRS WC. Upstairs, the landing provides access to FOUR BEDROOMS, a SHOWER ROOM and a SEPARATE WC. There is also a rear lobby located off of the dining room, which provides access to the garden and the GARAGE.

To the front of the property there is plenty of OFF ROAD PARKING and the property is set back from the road with a hedged front boundary, offering privacy. The REAR GARDEN is relatively low-maintained and enclosed.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONNY DOOR

Opening to:

WELCOMING ENTRANCE HALL

Stairs rising to the first floor accommodation, double radiator, coving to ceiling, double glazed obscured glass window to front aspect.

DOWNSTAIRS WC

Low level wc, vanity enclosed wash hand basin, window to side aspect.

LOUNGE

15' into bay x 15'8 (4.57m into bay x 4.78m)

Double glazed bay window to front aspect, double radiator, fireplace, television point.

DINING ROOM

11'2 x 7'6 (3.40m x 2.29m)

Coving to ceiling, double radiator, cupboard, window to rear aspect, door to side aspect leading to:

REAR/ SIDE LOBBY

8'5 x 4'5 (2.57m x 1.35m)

Space and plumbing for washing machine, door to garage and further door to the rear garden.

KITCHEN-BREAKFAST ROOM

13'8 x 11'6 (4.17m x 3.51m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces

over, space for gas cooker, double bowl drainer-sink with mixer tap, space for tall fridge freezer, space and plumbing for dishwasher, space for breakfast table, wall mounted boiler, window and stable style door to rear aspect leading to the garden.

FIRST FLOOR LANDING

Split level, loft hatch, airing cupboard housing an immersion heater, providing access to:

BEDROOM

16' x 14'8 into bay (4.88m x 4.47m into bay)

Double radiator, bay window to front aspect.

BEDROOM

13'7 x 11'6 (4.14m x 3.51m)

Radiator, built in cupboard, double glazed window to rear aspect.

BEDROOM

9'2 x 8' (2.79m x 2.44m)

Built in wardrobes, radiator, double glazed window to rear aspect.

BEDROOM

15'9 x 8'7 (4.80m x 2.62m)

Dual aspect with double glazed windows to front and rear, radiator.

SHOWER ROOM

Wet room style with electric shower, pedestal wash hand basin, tiled walls, non-slip flooring, two double glazed windows with obscured glass to front aspect.

SEPARATE WC

Low level wc, obscured glass window to front aspect.

OUTSIDE - FRONT

Gated access via double opening gates, off road parking leading to the garage, area of lawn, hedged front boundary, mature shrubs and trees.

GARAGE

15'10 x 8'3 (4.83m x 2.51m)

Up and over door, personal door to the rear/ side lobby, gas meter, consumer unit for the electrics.

REAR GARDEN

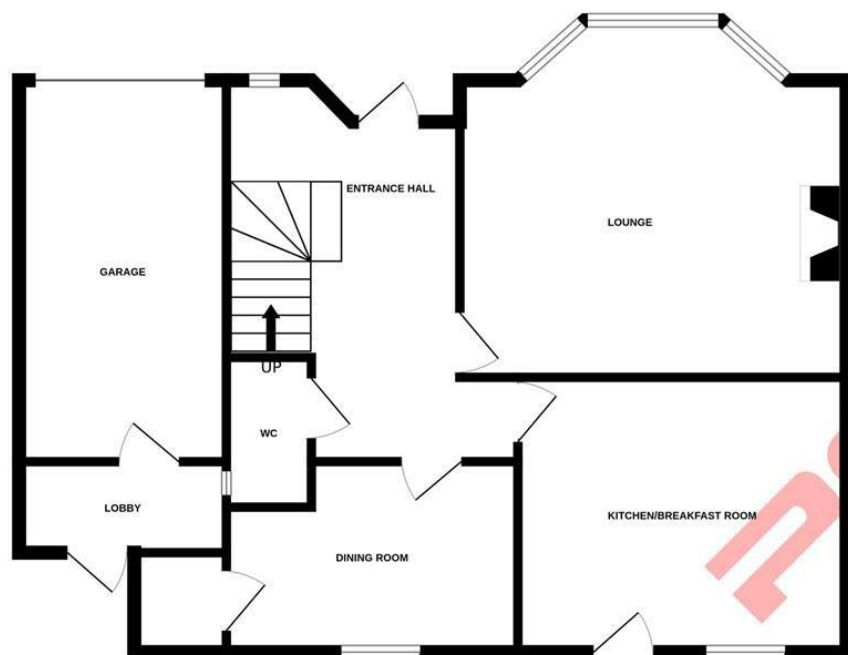
Relatively low-maintenance and paved with established planted areas, potting shed, walled boundaries, gated side access to the front.



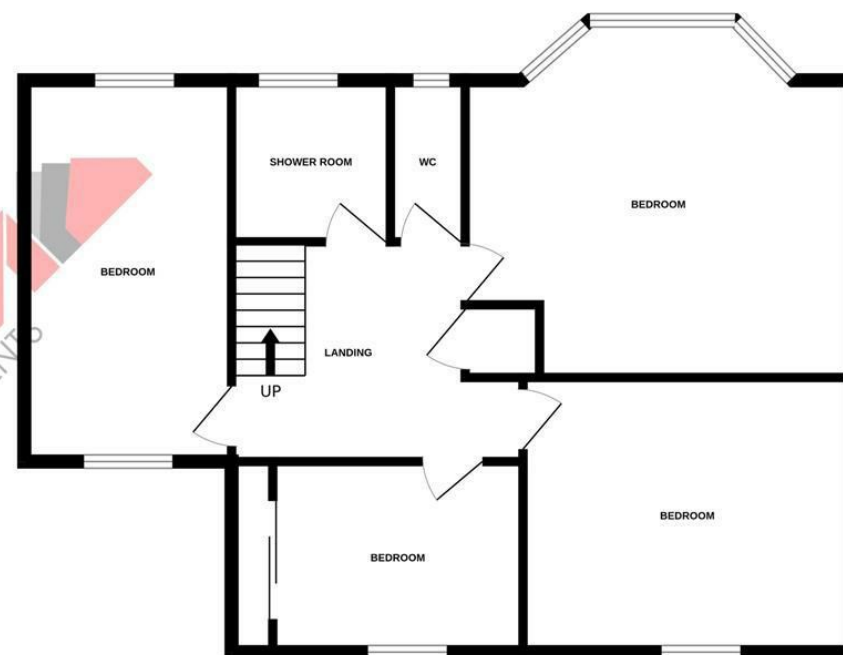




GROUND FLOOR



1ST 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			
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	