



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



46 Springfield Road, St. Leonards-On-

| Apartment - Purpose Built | 2 Bedrooms

Home + Castle are pleased to advertise this spacious, 2 Bedroom Purpose Built Ground Floor apartment with double glazing, electric heating and well maintained communal gardens. Allocated parking bay. Close to local shops, bus services and within walking distance of Alexandra Park, St Leonards Gardens, St Leonards Warrior Square Station and the seafront. A very nice apartment in a great location.

TO LET
£1,200

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Hallway

Phone entry control panel, pendant light, power points and carpet. Large cupboard for storage just inside the main door and another housing the Heatrae Sadia Mega Flow water tank.

Kitchen 11'1" x 10'2" (3.38m x 3.10m)

Spacious kitchen with spaces for free standing electric cooker, tall fridge freezer plus plumbing for washing machine and dishwasher. Range of wall and base cupboards with drawers. Stainless steel sink. Plenty of work surfaces and a section which could be used as a breakfast bar. Vinyl flooring and double glazed window to front of building.

Living Room 14'7" x 12'1" (4.45m x 3.68m)

Dual aspect, electric wall mounted Dimplex heater, power points, pendant light, TV points and carpet. Outlook to communal garden at the side and also to the front of main building.

Bedroom 1 13'4" x 11'1" (4.06m x 3.38m)

Power points, electric wall mounted Creda heater, pendant light and carpet. Double glazed window to communal garden.

Bedroom 2 11'3" x 9'11" (3.43m x 3.02m)

Double glazed window to communal garden, power points, electric wall-mounted Dimplex heater, pendant light and carpet.

Wet Room 6'5" x 4'11" (1.96m x 1.50m)

Wet room with shower, WC, basin with vanity unit, towel rail, wall mirror and shelf. Ceiling light. Opaque double glazed window to side of building.

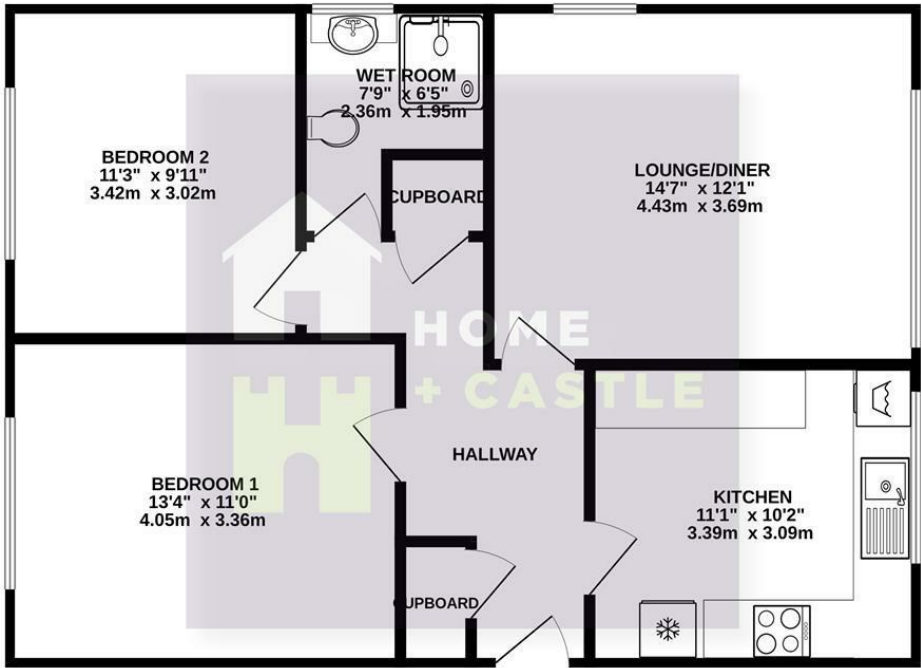
Additional Information

Energy Performance Rating D

Council Tax Band C

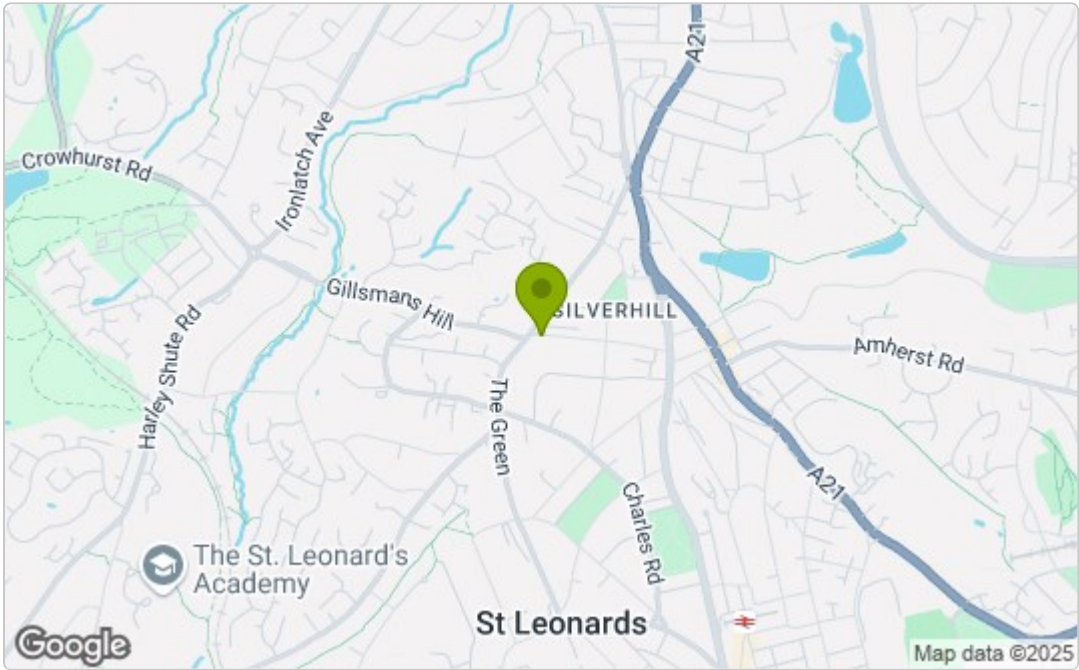
Floor Plan

GROUND FLOOR APARTMENT
686 sq.ft. (63.7 sq.m.) approx.

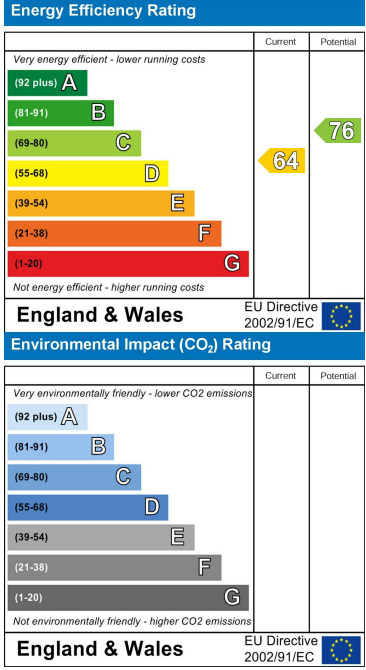


2 BEDROOM GROUND FLOOR APARTMENT
TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.