



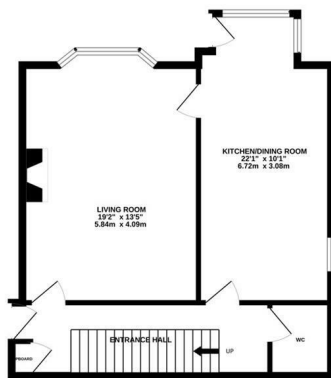
Springfield Road, St. Leonards-On-Sea TN38 0TU

Offers in excess of £625,000

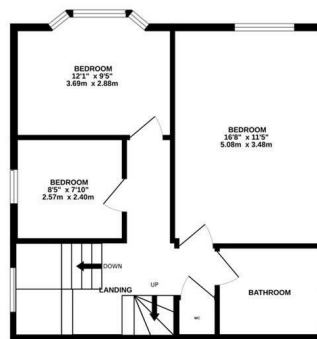


A beautifully presented three storey Victorian house nestled back from the road with a charming, low maintenance garden. It's enviably positioned within walking distance to private residents gardens at St. Matthews Gardens, Alexandra Park and local shops at Bohemia. The hub of St. Leonards On Sea is also within easy walking distance offering a range of eateries, galleries, access to the beach and a mainline railway station with connections to London. You enter on the ground floor which is arranged as a panelled living room with a FEATURE FIREPLACE and a large bay window framing a leafy rear aspect. There is a separate kitchen and dining space fitted with TRADITIONAL STYLE UNITS, offering plenty of room for a full dining table to create the ideal sociable setting. There is also a DOWNSTAIRS CLOAKROOM offering additional space for utilities on this floor. The first floor houses three WELL PROPORTIONED BEDROOMS with the principal bedroom measuring an impressive 16'8 x 11'5 together with a boutique style panelled family bathroom while the upper floor houses one further double bedroom benefitting from built-in eaves storage and an

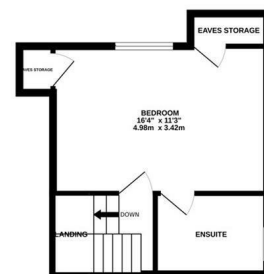
GROUND FLOOR



1ST FLOOR



2ND 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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