

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	38
Potential	64

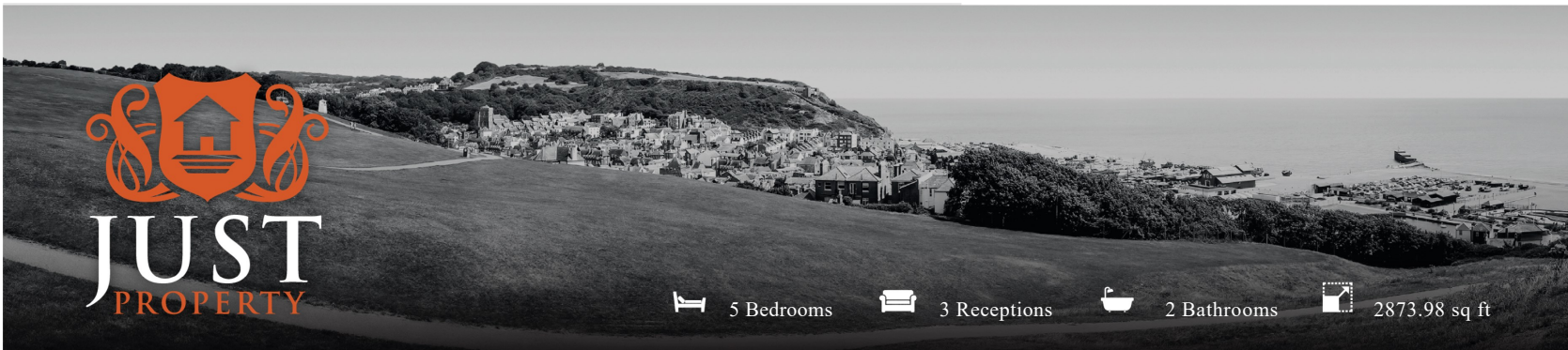
Whilst every attempt has been made to ensure the accuracy of the floor plan, the company does not warrant the accuracy of the floor plan. The company does not warrant the accuracy of the floor plan. The company does not warrant the accuracy of the floor plan. The company does not warrant the accuracy of the floor plan.



FLOORPLANS

33 Springfield Road, St Leonards On Sea, TN38 0TY

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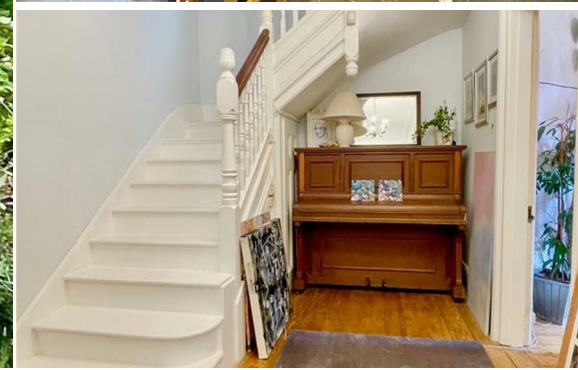


5 Bedrooms 3 Receptions 2 Bathrooms 2873.98 sq ft

Freehold

£784,000

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PROPERTY DETAILS

An impressive five bedroom, three reception room bay fronted Victorian semi detached house, situated on a favoured road in St Leonards being close to local amenities in London Road and Silverhill as well as local schools, bus routes and the mainline railway stations at Warrior Square, St Leonards and Hastings connecting to London.

The property provides beautifully presented accommodation arranged over three floors to include an 18'0 x 13'0 sitting room with a feature fireplace & overlooks the rear garden, a separate bay fronted dining room and a study. There is also a fitted kitchen/breakfast room with built-in appliances, a separate utility room, a pantry and a downstairs cloakroom. To the first floor there is an impressive original leaded light window to the staircase, three double bedrooms with an en-suite shower room to the master bedroom, a family bathroom and a separate w.c. To the second floor there are two further double bedrooms and there is a walk-in store room with the potential to provide an additional en-suite or shower room (subject to the necessary consents).

The front and rear gardens are established and the rear garden has a patio area with steps up to the main area of lawn with a small pond. Further benefits include original features and gas central heating. Viewing is considered essential to secure a property in this sought after location.



ROOM DIMENSIONS

Orangery Entrance Porch 16'9" x 5'7" (5.11 x 1.70)	Bedroom 13'0" x 12'0" (3.96 x 3.66)
Reception Hall 21'4" x 8'5" (6.50 x 2.57)	Bathroom 11'10" x 7'11" (3.61 x 2.41)
Sitting Room 18'0" x 13'0" (5.49 x 3.96)	Separate W.C
Dining Room 17'5" x 13'0" (5.31 x 3.96)	Bedroom 13'0" x 12'10" (3.96 x 3.91)
Study 12'0" x 8'0" (3.66 x 2.44)	Principle Bedroom 17'8" x 12'10" (5.38 x 3.91)
Kitchen/Breakfast Room 12'9" x 11'7" (3.89 x 3.53)	En-suite Shower Room
Downstairs Cloakroom	Second Floor Landing
Utility Room 8'9" x 7'0" (2.67 x 2.13)	Bedroom 12'3" x 10'7" (3.73 x 3.23)
Pantry 7'0" x 4'10" (2.13 x 1.47)	Bedroom 12'11" x 12'11" (3.94 x 3.94)
First Floor Galleried Landing	Front Garden
	Off Road Parking
	Rear Garden

FEATURES

- Semi Detached House
- Sought After Location
- Five Double Bedrooms
- Three Reception Rooms
- Retains Original Features
- Kitchen & Utility Room
- En-suite & Bathroom
- Tiered Rear Garden
- Viewing Essential
- Beautifully Presented

