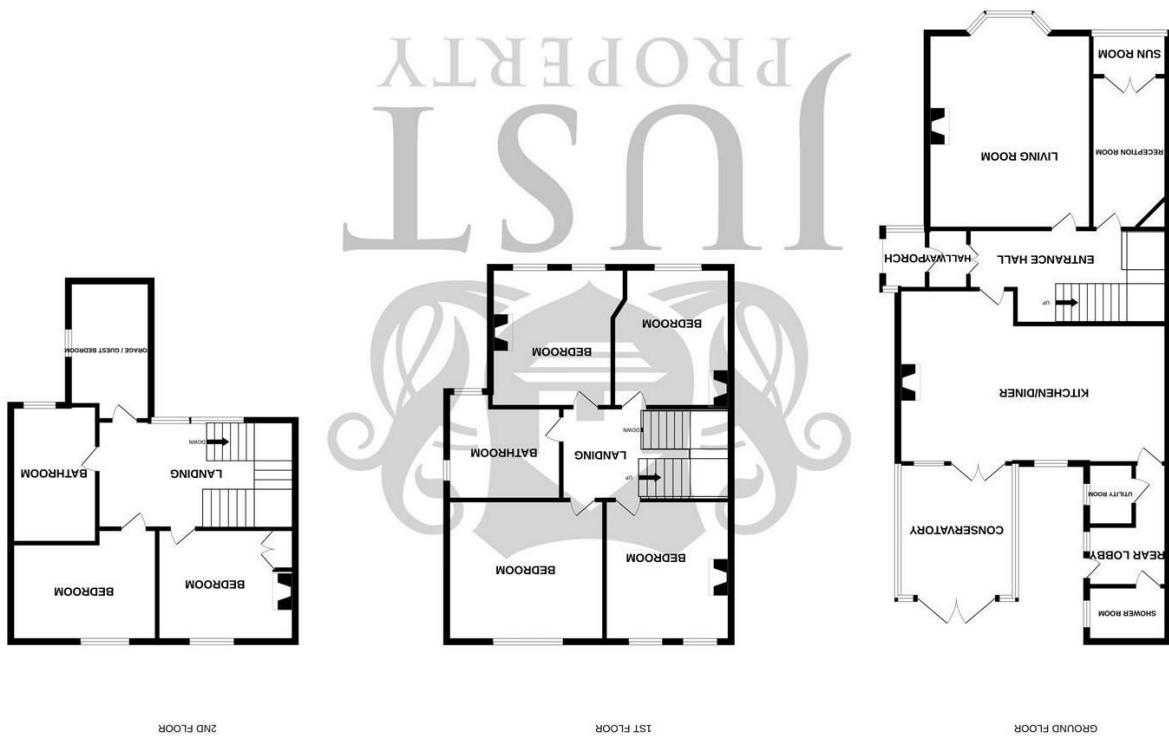


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While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix, 2024

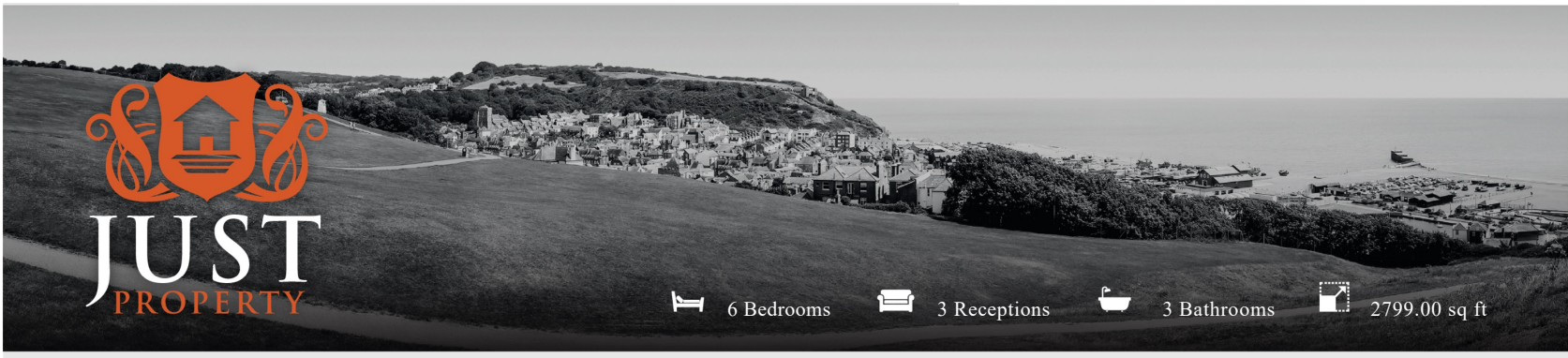
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	54
Potential	77



FLOORPLANS

43 Springfield Road, St. Leonards-On-Sea, TN38 0TY

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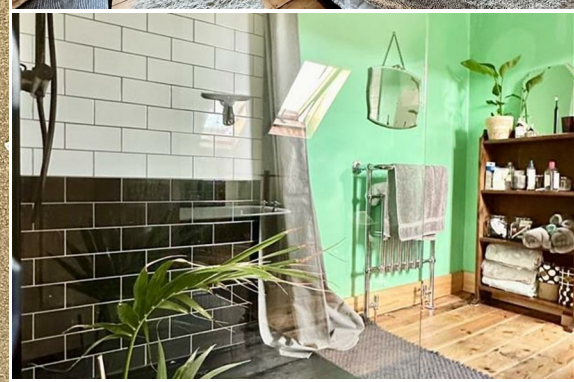


6 Bedrooms 3 Receptions 3 Bathrooms 2799.00 sq ft

43 Springfield Road, St. Leonards-On-Sea, TN38 0TY

Freehold

£750,000





6 Bedrooms 3 Receptions 3 Bathrooms 2799.00 sq ft

PROPERTY DETAILS

This elegant Victorian three-storey residence is located in a highly sought-after area of St. Leonards-on-Sea, celebrated for its proximity to an eclectic range of independent shops, popular restaurants/café's, the seafront, and a mainline railway station with links to London. Beautifully presented and retaining many original period features, this home offers a rare combination of timeless character and modern comfort, including high ceilings, original fireplaces, detailed cornicing, and exposed floorboards.

The ground floor opens with a welcoming entrance hall, leading to a spacious front-facing living room, featuring a large bay window and a marble fireplace with a wood-burning stove. Adjacent to this room is a versatile second reception room, currently used as a study, also featuring a wood-burning stove. Spanning the rear of the property, the open-plan kitchen and dining area provides a lovely outlook over the garden and is designed as a central family hub, with ample space for a dining table, a central island, and contemporary fitted units suitable for a range-style oven. This area also includes double doors opening into the conservatory, as well as a practical boot room with a utility cupboard and a downstairs shower room with WC.

On the first floor, four generously sized double bedrooms provide versatile living options, complemented by a substantial family bathroom with a freestanding bath. The top floor hosts two additional double bedrooms, a recently installed family bathroom with a shower unit and freestanding bath giving a contemporary feel, and a guest room.

The exterior of the property features a secluded garden with a paved seating area, a level lawn with fruit trees, and a decked area for outdoor relaxation. The front of the home includes a driveway with off-road parking for three vehicles, providing a highly desirable mix of convenience and privacy.

Please contact Just Property on 01424 444100 for more details on this gorgeous home.



ROOM DIMENSIONS

Porch	Bedroom 13'1 x 11'5 (3.99m x 3.48m)
Front Door	Bedroom 12'5 x 10'11 (3.78m x 3.33m)
Entrance Hall	Bedroom 7'11 x 9'6 (2.41m x 2.90m)
Lounge 18'5 x 12'10 (5.61m x 3.91m)	Family Bathroom
Reception Room 12'1 x 8'4 (3.68m x 2.54m)	Stairs To Second Floor
Sun Room 8'1 x 5'2 (2.46m x 1.57m)	Second Floor Landing
Kitchen / Dining Room 26'1 x 15'11 (7.95m x 4.85m)	Bedroom 13' x 8'10 (3.96m x 2.69m)
Utility Room 8'5 x 7'6 (2.57m x 2.29m)	Bedroom 10'11 x 10'5 (3.33m x 3.18m)
Shower Room 7'6 x 4'11 (2.29m x 1.50m)	Bathroom 10'4 x 9'2 (3.15m x 2.79m)
Conservatory	Storage / Guest Bedroom
Stairs To First Floor	Front Garden
First floor Landing	Rear Garden
Bedroom 15' x 12'11 (4.57m x 3.94m)	Wood Storage

FEATURES

- Period Features
- Central Location
- Off-road Parking
- Generous Accommodation
- Three Reception Rooms
- Front and Rear Gardens
- Six Bedrooms
- Semi-detached
- Beautifully Presented Family Home
- Three Bathrooms

