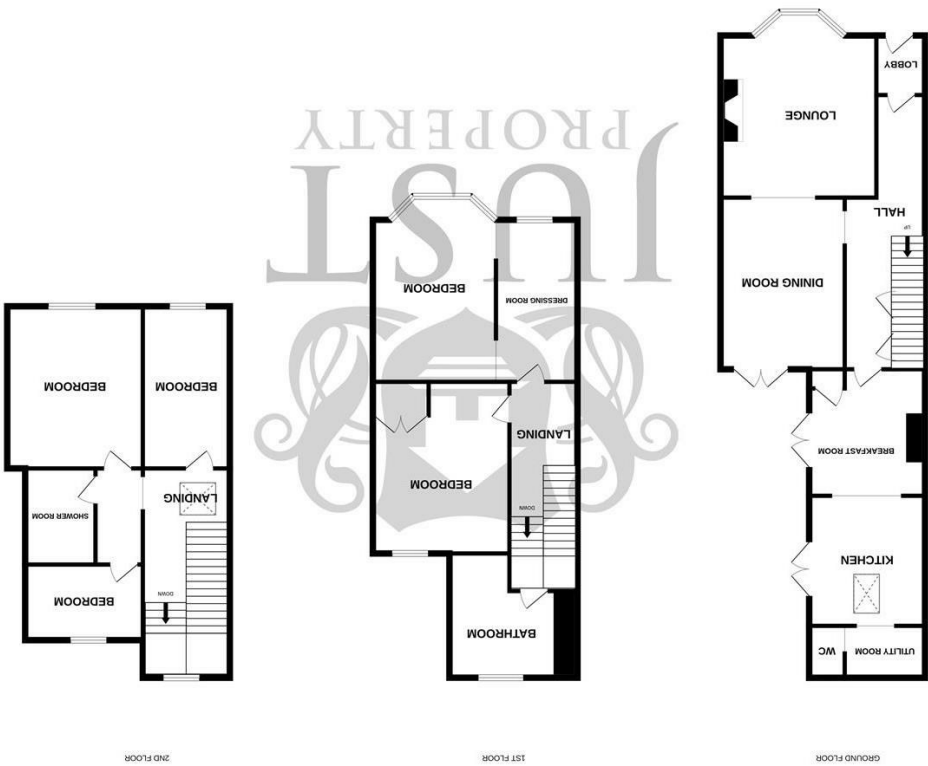




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and other areas are approximate and responsibility is taken by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

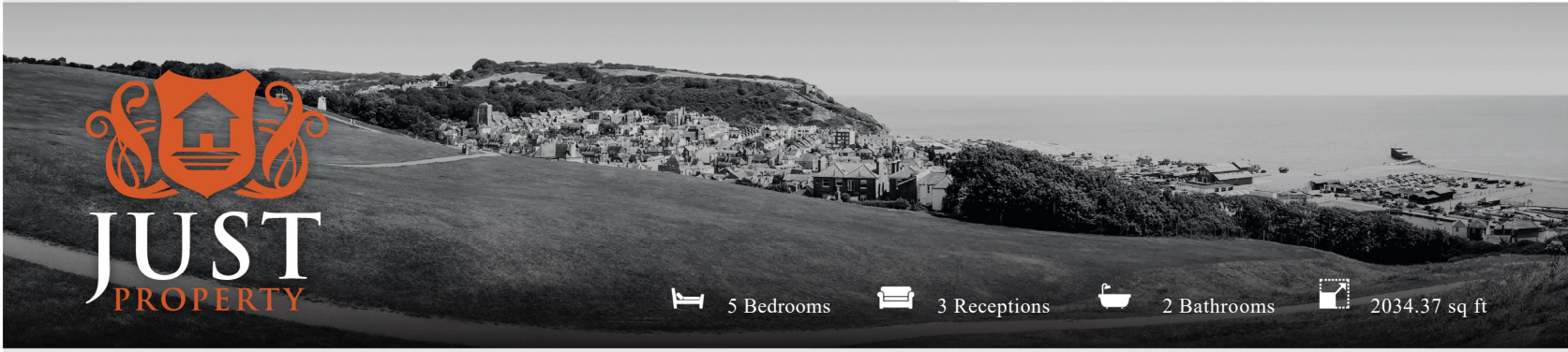
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	82	34
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

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

www.justproperty.net



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

Freehold

£675,000





Freehold

£675,000

5 Bedrooms 3 Receptions 2 Bathrooms 2034.37 sq ft

PROPERTY DETAILS

A rare and exciting opportunity to purchase this stunning five-bedroom, two-bathroom period property, refurbished to an exceptional standard throughout.

Located on the highly sought-after Springfield Road in St Leonards, this elegant home is ideally positioned within walking distance of local schools, the coffee shops and independent stores of Bohemia Road, and the vibrant seafront café and restaurant scene of St Leonards.

Arranged over three floors, the property has been thoughtfully renovated by the current owners to create a light, bright and modern family home, while retaining a wealth of original period features.

The ground floor offers a welcoming entrance lobby, leading into a spacious lounge which flows seamlessly into the dining room, with French doors opening out to the rear garden. To the rear of the property is a stunning fitted kitchen, opening into a breakfast/family area, perfect for entertaining. A utility room and WC complete the ground floor.

The first floor hosts the principal bedroom with dressing room, a further generous double bedroom, and a beautifully finished family bathroom. On the top floor, you'll find three additional bedrooms and a stylish shower room.

Externally, the property benefits from off-road parking for two vehicles and a private rear garden with a patio and lawn area – ideal for family life or entertaining.

This exceptional home must be seen to be fully appreciated. Viewing is highly recommended via the vendors' sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Lobby	15'8" x 12'7" (4.80m x 3.85m)
Hall	Bedroom
Dining Room	11'8" x 18'4" (3.56m x 5.61m)
15'6" x 12'5" (4.74m x 3.81m)	Dressing Room
Lounge	15'6" x 6'10" (4.74m x 2.10m)
17'7" x 14'4" (5.38m x 4.38m)	Stairs To Second Floor
Breakfast Room	Landing
11'1" x 9'8" (3.38m x 2.97m)	Bedroom
Kitchen	14'4" x 6'9" (4.37m x 2.08m)
10'11" x 11'3" (3.35m x 3.43m)	Bedroom
Utility Room	11'3" x 8'11" (3.45m x 2.74m)
7'1" x 4'5" (2.17m x 1.36m)	Shower Room
WC	6'9" x 5'8" (2.07m x 1.75m)
Stairs To First Floor	Bedroom
Landing	14'2" x 10'2" (4.33m x 3.11m)
Bathroom	Off-Road Parking
10'8" x 11'6" (3.27m x 3.53m)	Rear Garden & Patio

FEATURES

- Stunning Refurbished Semi Detached Family Home
- Five Bedrooms
- Two Luxury Bathrooms
- Off Road Parking
- Rear Gardens
- Gorgeous Fitted Kitchen / Breakfast Room
- Beautiful Interiors
- Viewing Is Essential
- Close To Schools, Shops and Seafront
- Popular St Leonards Location

