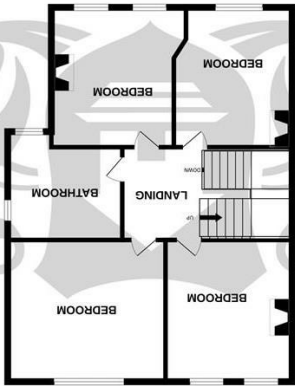




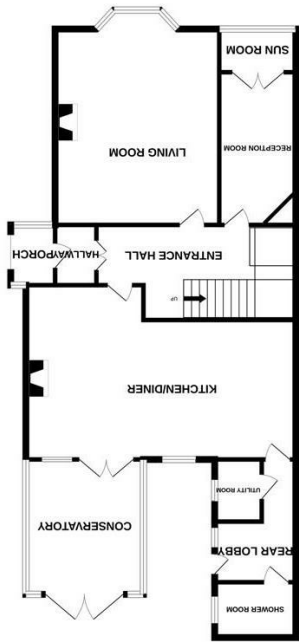
Energy Efficiency Rating					
 EU Directive 2002/91/EC			England & Wales		
			Not energy efficient - higher running costs		
					
			Very energy efficient - lower running costs		
			A (92 plus)		
			B (81-91)		
			C (69-80)		
			D (55-68)		
			E (39-54)		
			F (21-38)		
G (1-20)					
Current	Potential				



2ND FLOOR



1ST FLOOR



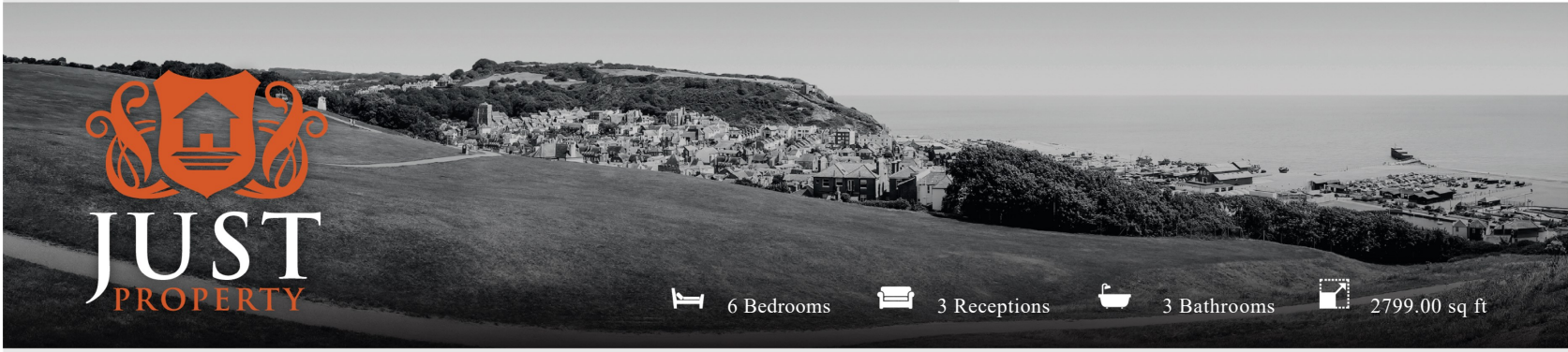
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the layout 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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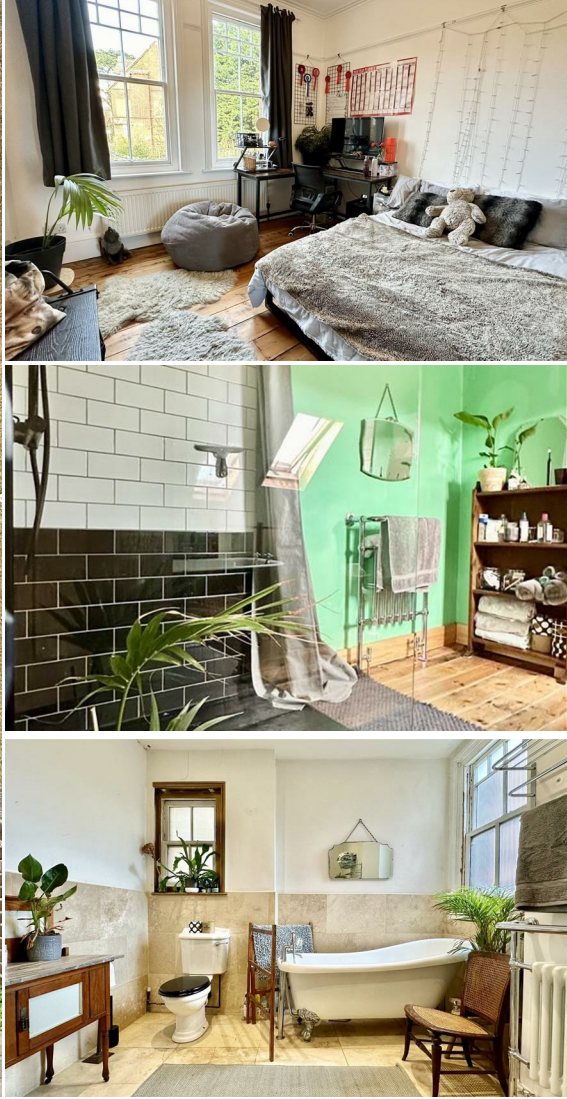
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43 Springfield Road, St. Leonards-On-Sea, TN38 0TY

Freehold

£675,000





Freehold

£675,000



ROOM DIMENSIONS

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

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.