



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

welcome to

Springfield Road, St. Leonards-On-Sea

OPEN DAY SATURDAY 18TH Welcome to the market a rare opportunity to acquire this TWO BEDROOM lower ground floor flat with its own PRIVATE ENTRANCE and access to a private REAR GARDEN. The property is situated in one of Saint Leonards most sought after areas being close to local amenities, shops and bus routes. The property also has the benefit of having a separate kitchen, living area with an open plan dining room and a family bathroom. The property is in need of some modernisation perfect for someone looking to put their own stamp on a property as well as being offer CHAIN FREE. The property will also be offered with a new lease on completion making this a perfect first home or investment so call the vendors choice of agents today to book your viewings and avoid disappointment!



Private Entrance

Stairs down to front door;

Entrance Hall

With doors to;

Kitchen

Fitted kitchen with eye and base level units, space for oven, space and plumbing for washing machine.

Living / Dining Room

18' x 10' 7" (5.49m x 3.23m)

Large open plan living area with double glazed window to the front aspect and ample room for furniture and dining table.

Family Bathroom

Panelled bath with low level w/c, wash hand basin and double glazed window to the side aspect.

Bedroom One

15' 4" x 11' 3" (4.67m x 3.43m)

Large double bedroom with double glazed bay window to the rear aspect.

Bedroom Two

8' 3" x 6' 2" (2.51m x 1.88m)

Single bedroom perfect for use of a study or office with double glazed window to the rear aspect.

Outside

Private section of rear garden currently occupied with tree's and shrubs.



Total floor area 57.2 sq.m. (615 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Springfield Road, St. Leonards-On-Sea

- TWO BEDROOMS
- LOWER GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- PRIVATE REAR GARDEN
- NEW LEASE ON COMPLETION
- HIGHLY SOUGHT AFTER AREA

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS119492 - 0002

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