

**RUSH
WITT &
WILSON**



**RUSH
WITT &**

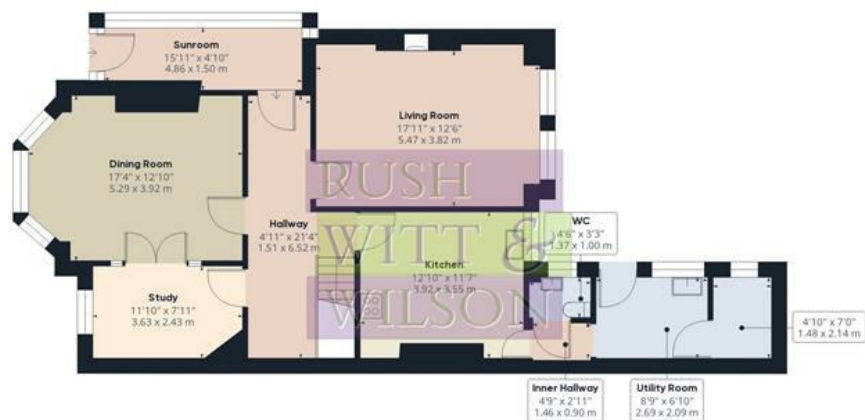
33 Springfield Road, St. Leonards-On-Sea, East Sussex TN38 0TY
Guide Price £725,000

*****GUIDE £725,000 - £750,000***** An impressive **THREE STOREY VICTORIAN HOME** located within a much loved pocket of St. Leonards On Sea, within easy walking distance of local shops and central St. Leonards which offers a collection of artisan stores, restaurants, the seafront and a mainline railway station with connections to London. The accommodation here is beautifully presented throughout and enjoys a **WEALTH OF ORIGINAL FEATURES**. You enter in to a welcoming entrance hall which leads through to the living room, benefitting from a large rear facing bay window, there is a **SECOND RECEPTION ROOM**, there is a study and a kitchen/breakfast room. The kitchen is fitted with modern units with space which truly acts as the hub of the family home. There is a separate utility room, boiler room and downstairs w/c. On the first floor there are **THREE GENEROUSLY SIZED BEDROOMS** together with a **LARGE FAMILY BATHROOM** and **EN SUITE** to the main bedroom. The upper floor houses two additional double bedrooms. Externally the garden provides a paved area with a level area of lawn beyond planted with fruit trees, and at the front of the house there is a driveway with **OFF ROAD PARKING**.





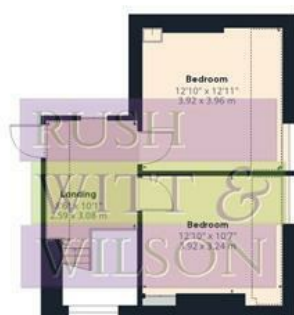




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

2271 ft²

210.98 m²

Reduced headroom

92.06 ft²

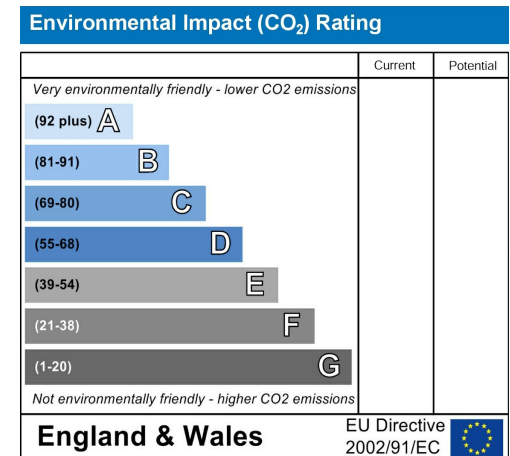
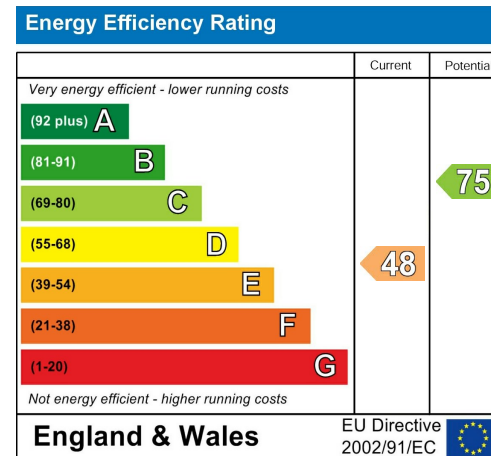
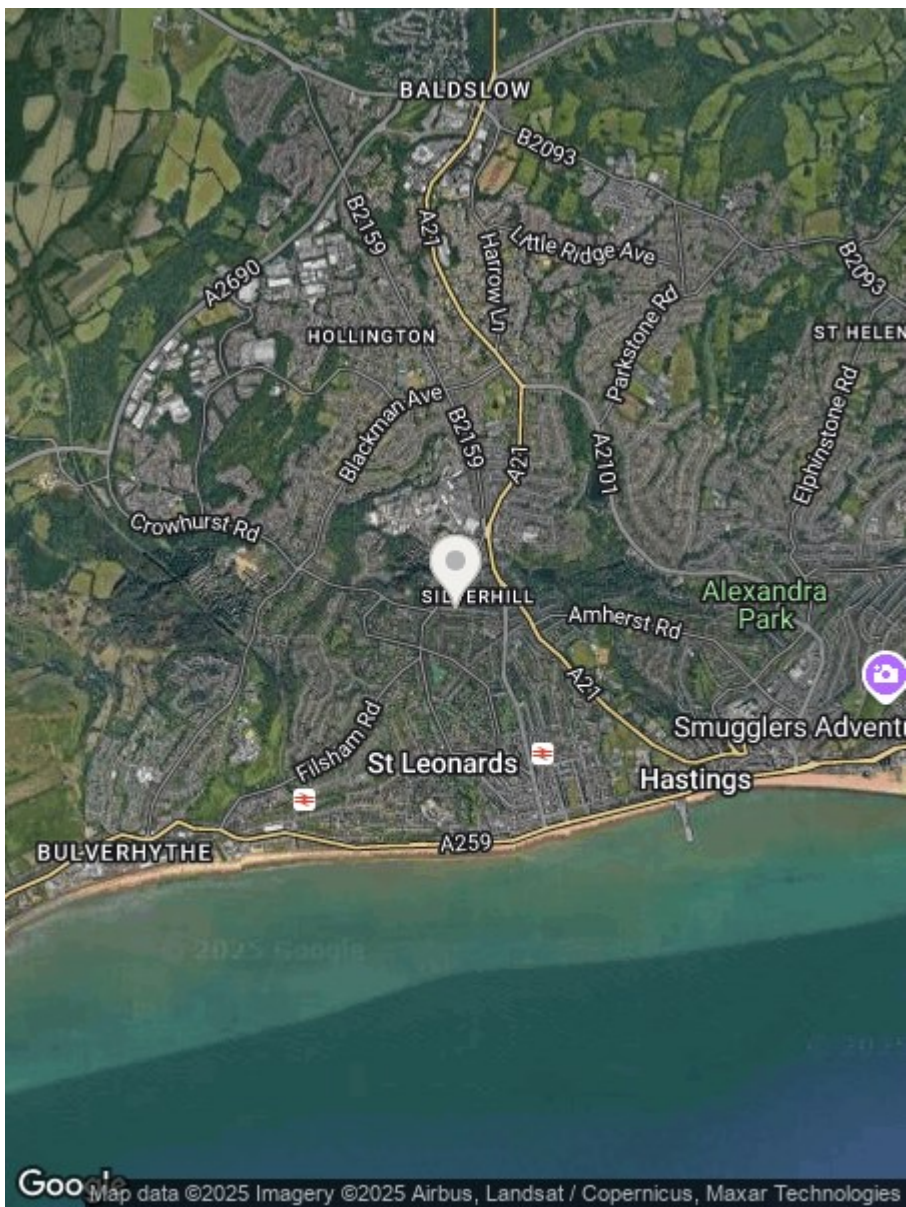
8.55 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**