



## Key Features

- ◆ CHAIN FREE
- ◆ Four Bedroom, semi-detached house
- ◆ Two Reception Rooms
- ◆ Popular St Leonards location
- ◆ Freehold
- ◆ EPC rating D



Springfield Road, St. Leonards-On-Sea

£450,000



Northwood are delighted to welcome to market this fantastic four-bedroom, two reception-room Victorian, semi-detached house in the increasingly popular St Leonards-on-Sea.

Accommodation is arranged over three floors with two mezzanine levels and comprises: open-plan lounge/diner, fitted kitchen, three double bedrooms, one single bedroom, bathroom with shower over bath, separate WC and split-level, private rear garden.

Further benefits include gas central heating, double-glazing and gorgeous period features.

Located in the Silverhill area of St Leonards-on-Sea, this impressive late-Victorian family home has a rich history as former nurses quarters for the Buchanan hospital. Surrounded by local shops, cafes and amenities and only a short walk to Warrior Square train station and the seafront, this house needs to be seen to be fully appreciated.

**CURRENTLY TENANTED WITH STABLE, LONG-TERM TENANTS, THIS PROPERTY IS AN IDEAL INVESTMENT OPPORTUNITY.**





Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property:

<https://tour.giraffe360.com/a1faf3d8831b42c0887fa36091108253/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band D: £2437

#### Entrance

Entrance with space for shoes and coats

#### Hall

3.09m x 2.40m (10'1" x 7'11")

Spacious, split-level entrance hall, carpeted with wood panelling to dado height, uPVC double-glazed window to front aspect, storage cupboard, secret basement access and stairs to upper levels with period newel post and banister

#### Dining Room

4.20m x 3.74m (13'10" x 12'4")

Good-sized dining room, currently used as a home office. Carpeted with wood panelling to dado height, uPVC double-glazed bay window to front aspect, featuring stained glass inserts and archway with period moulding to lounge

#### Lounge

3.87m x 3.14m (12'8" x 10'4")

Dual-aspect lounge, carpeted with wood panelling to dado height, uPVC double-glazed windows to front and side aspect and inset spotlights

#### Kitchen

4.23m x 2.77m (13'11" x 9'1")

Wide, galley-style fitted kitchen with laminate flooring, cream, solid wood wall and base units with green tiled worksurface and splashback, built-in cooker hood over gas hob and built-under electric oven, boiler, space/plumbing for fridge/freezer, washing machine and tumble-dryer, and uPVC door and window to garden





#### Mezzanine Landing

3.56m x 1.28m (11'8" x 4'2")

Half-landing, carpeted with decorative arched access to bathroom and bedroom four

#### Bathroom

1.74m x 1.55m (5'8" x 5'1")

Wood panelled bathroom with tile-effect vinyl flooring, extractor fan and white suite comprising basin and bath with shower screen and shower over

#### Bedroom Four

2.75m x 2.00m (9'0" x 6'7")

Single bedroom, carpeted with uPVC double-glazing to side aspect

#### First Floor Landing

2.84m x 2.39m (9'4" x 7'10")

L-shaped landing, carpeted with uPVC double-glazed window to front aspect and doors to WC and bedroom one

#### WC

1.97m x 1.27m (6'6" x 4'2")

uPVC window to front aspect and white suite comprising WC and basin

#### Bedroom One

3.85m x 3.61m (12'7" x 11'10")

Good-sized double bedroom, carpeted with large uPVC bay window to front aspect

#### Second Floor Landing

2.36m x 1.88m (7'8" x 6'2")

Carpeted half-landing with access to bedroom two

#### Bedroom Two

3.83m x 2.77m (12'7" x 9'1")

Double bedroom, carpeted with uPVC window to side aspect

#### Top Floor Mezzanine

2.37m x 0.84m (7'10" x 2'10")

Mezzanine gallery providing access to bedroom three





### Bedroom Three

3.69m x 1.96m (12'1" x 6'5")

Double bedroom, carpeted with mezzanine level and single-glazed roof window to side aspect

### Basement

A hidden panel in the ground floor hallway can be removed providing crawlspace access to the basement. Brick stairs lead down showing this space could be opened up and used for storage

### Garden

Split-level, private rear garden with side access - the upper level is patio, the lower laid to lawn

### Parking

Tarmac driveway to side of property providing off-road parking for one car.



## Northwood

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