



Key Features

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

4  2  1 

Springfield Road, St. Leonards-On-Sea

GUIDE PRICE: £270,000



Northwood are delighted to welcome to AUCTION 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.

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

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Auction website:
https://www.iamsold.co.uk/property/0a723e53e95d4e6192d9dce474cc6747/?search_id=02fc9095ce244e4d9a636fe74197031a

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



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

WC

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

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

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 show 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

81-83 South Street

Eastbourne

BN21 4LR

01323 744544

eastbourne@northwooduk.com