







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

Offers in excess of £750,000

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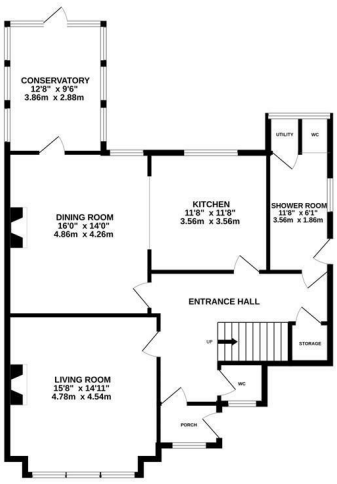
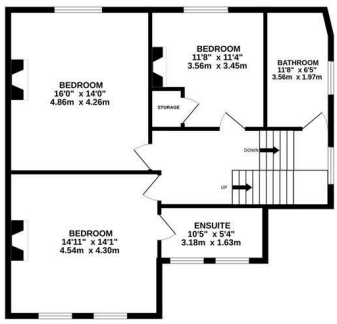
A beautifully presented three storey, FIVE BEDROOM, LARGE DETACHED VICTORIAN HOUSE with a private driveway and large rear garden. It's enviably positioned within walking distance to private residents gardens at St. Matthews Gardens, Alexandra Park and local shops at Bohemia. The hub of St. Leonards On Sea is also within easy walking distance offering a range of eateries, galleries, access to the beach and a mainline railway station with connections to London. Accessed via an enclosed porch and grand entrance hall, the ground floor comprises of a SPACIOUS BAY FRONTED LIVING ROOM positioned at the front of the property and measures an impressive 15'8 x 14'11, whilst the OPEN PLAN KITCHEN/DINING ROOM is positioned at the rear of the property, which enjoys an original feature fireplace, fitted kitchen units, and access to the CONSERVATORY, together with the SHOWER ROOM with UTILITY. In addition there is a separate W/C on this level. The first floor houses THREE GENEROUS DOUBLE BEDROOMS with the primary enjoying access to a shower ensuite, and the FAMILY BATHROOM which has a bath with shower over. The additional two bedrooms

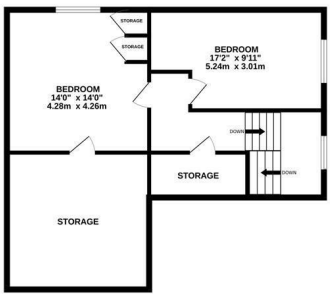
GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



2ND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 2519 sq.ft. (234.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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