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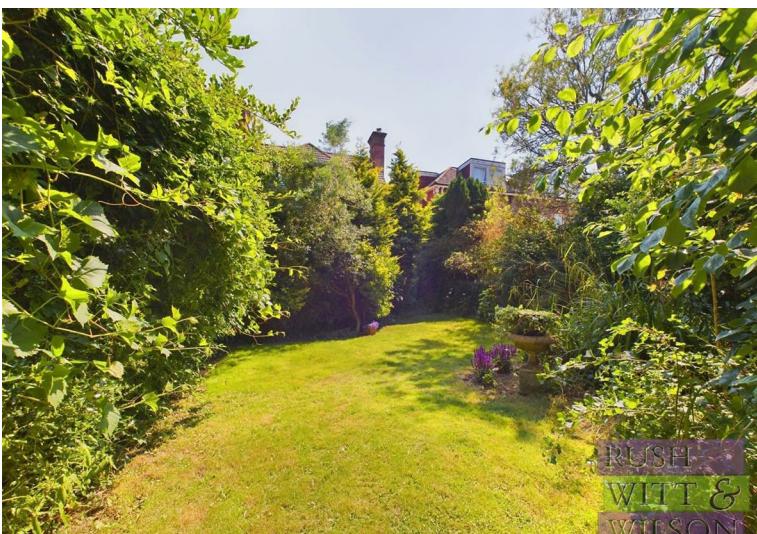


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33 Springfield Road, St. Leonards-On-Sea, East Sussex TN38 0TY
Guide Price £685,000 - £750,000

GUIDE £685,000 - £700,000 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.





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Approximate total area⁽¹⁾

2271 ft²

210.98 m²

Reduced headroom

92.06 ft²

8.55 m²

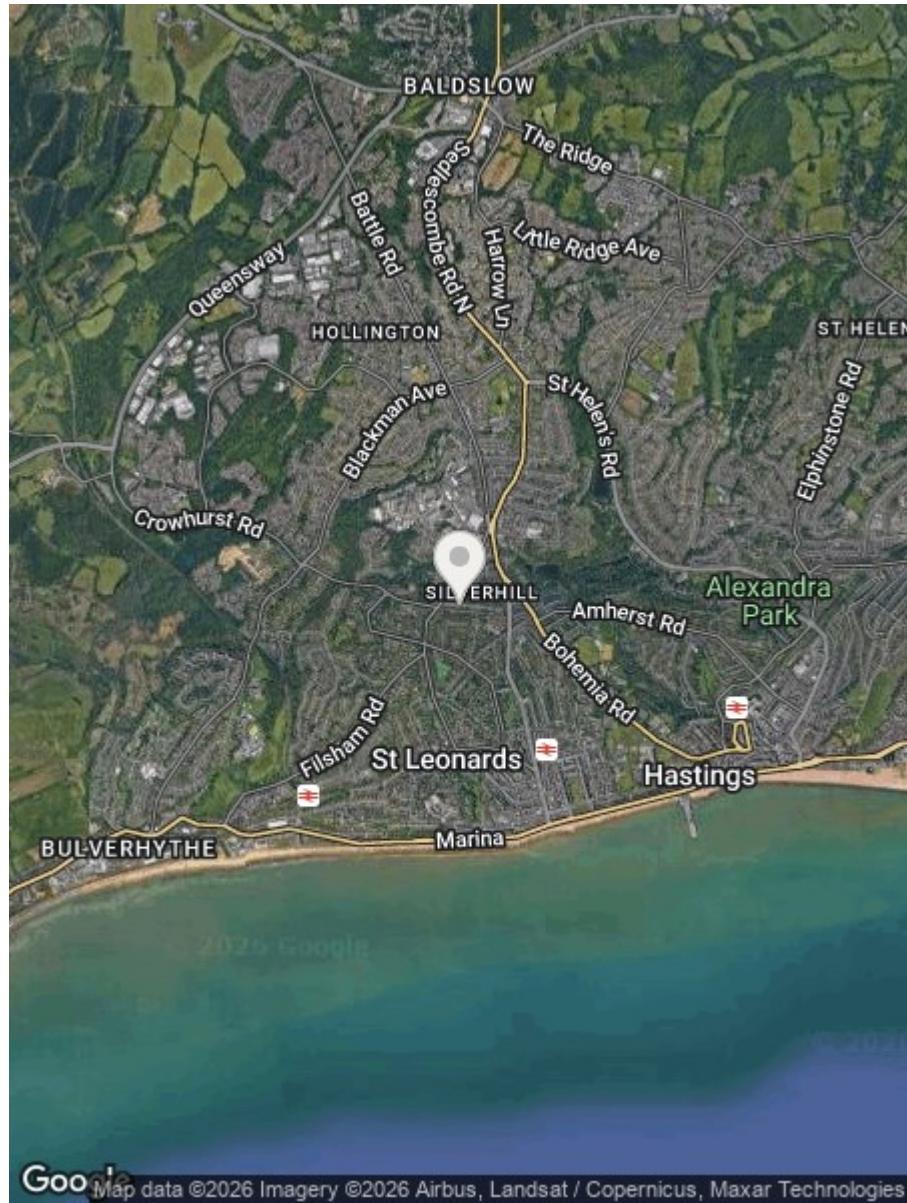


(1) Excluding balconies and terraces

□ 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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