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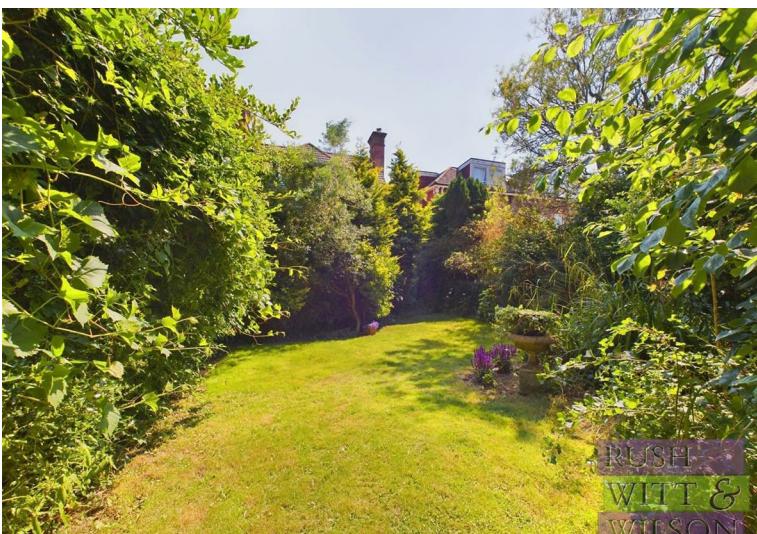


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**33 Springfield Road, St. Leonards-On-Sea, East Sussex TN38 0TY**  
**Guide Price £725,000 - £750,000**

\*\*\*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.





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Approximate total area<sup>(1)</sup>

2271 ft<sup>2</sup>

210.98 m<sup>2</sup>

Reduced headroom

92.06 ft<sup>2</sup>

8.55 m<sup>2</sup>

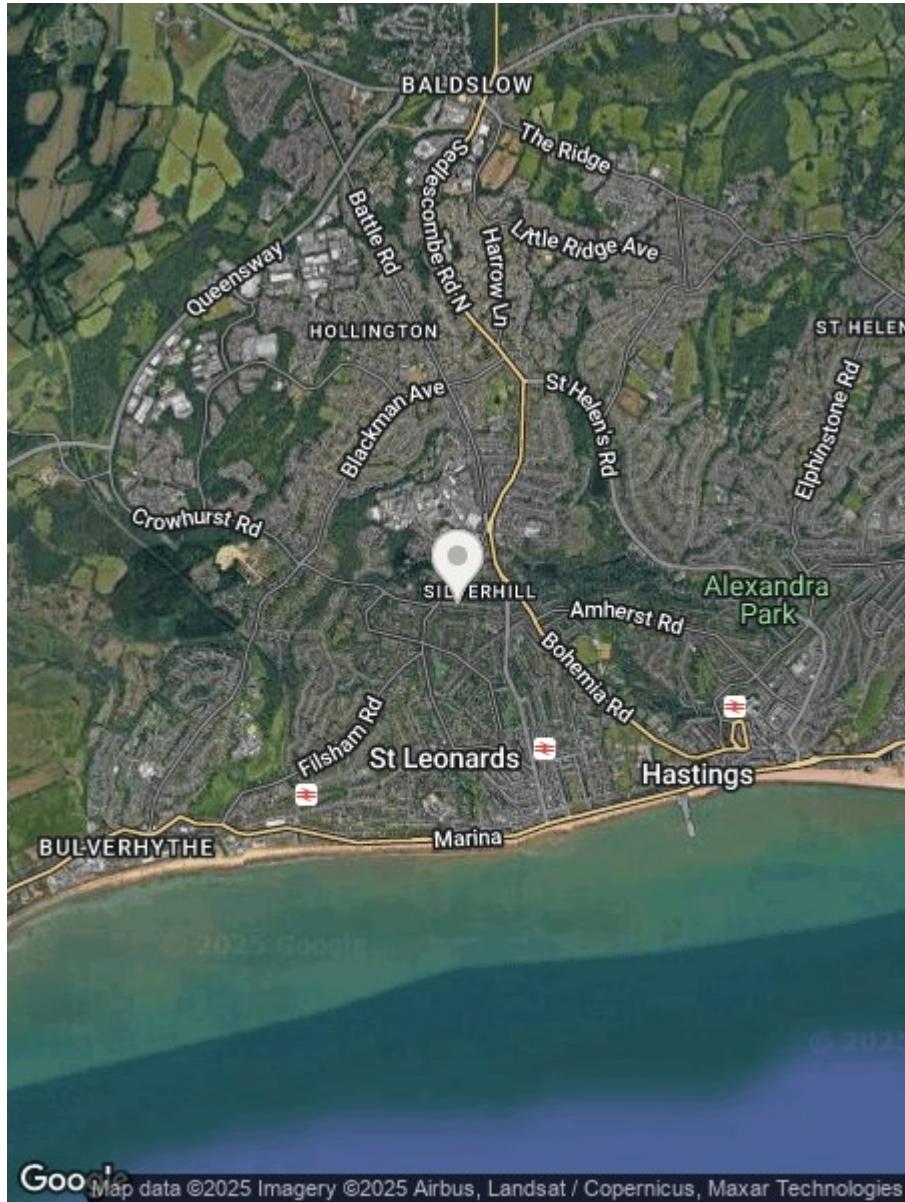


(1) Excluding balconies and terraces

□ 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		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

75

48

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

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