

- Semi Detached House
- Favoured Location
- Five Double Bedrooms
- Two Reception Rooms
- Many Original Features
- 26'0 x 11'6 Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking



FREEHOLD
£475,000

 5 BEDROOM  2 RECEPTION  1 BATHROOM  0 GARAGE  183 SQ_M

10 SPRINGFIELD ROAD, ST LEONARDS ON SEA, EAST SUSSEX, TN38 0TU

SPRINGFIELD ROAD, ST LEONARDS ON SEA
EXCEPTIONAL 5 BED FAMILY HOME

ROOM DIMENSIONS

ENTRANCE LOBBY

ENTRANCE HALL

DOWNSTAIRS

CLOAKROOM

SITTING ROOM

18'9 x 16'0 (5.72m x 4.88m)

DINING ROOM

14'4 x 14'0 (4.37m x 4.27m)

**KITCHEN/BREAKFAST
ROOM**

26'0 x 11'6 (7.92m x 3.51m)

CONSERVATORY

15'6 x 8'2 (4.72m x 2.49m)

FIRST FLOOR LANDING

MASTER BEDROOM

15'5 x 12'10 (4.70m x 3.91m)

BEDROOM

11'2 x 10'5 (3.40m x 3.18m)

BEDROOM

14'4 x 13'11 (4.37m x 4.24m)

BATH/SHOWER ROOM

11'6 x 7'0 (3.51m x 2.13m)

SEPARATE W.C

SECOND FLOOR LANDING

BEDROOM

13'0 x 11'7 (3.96m x 3.53m)

BEDROOM

13'4 x 10'4 (4.06m x 3.15m)

OFF ROAD PARKING

REAR GARDEN



SPRINGFIELD ROAD ST LEONARDS ON SEA

EXCEPTIONAL 5 BED FAMILY HOME

DESCRIPTION

Just Property are pleased to present to the market a rarely available five bedroom, three storey semi detached family residence, situated in a much sought after road in St Leonards being close to local amenities in Silverhill, bus routes, schools and mainline railway station.

The accommodation has been lovingly restored and is considered to be in exceptional decorative order throughout and the accommodation comprises a downstairs cloakroom, two reception rooms with feature fireplaces, a 26'0 x 11'6 fitted kitchen/breakfast room and a double glazed conservatory. To the first floor there are three double bedrooms, a family bathroom with a separate shower cubicle, a separate w.c and to the second floor there are two further double bedrooms. To the outside there is off road parking for 2/3 vehicles and to the rear the garden is mainly laid to lawn with a summer house and a patio area to the side. Further benefits include gas fired central heating as well as many original features including wood burners, high ceilings, ceiling roses and cornicing.

Viewing is considered essential with sole agents, Just Property.



10 SPRINGFIELD ROAD, ST LEONARDS ON SEA, EAST SUSSEX, TN38 0TU

EXCEPTIONAL 5 BED FAMILY HOME

Energy Performance Certificate




10, Springfield Road, ST. LEONARDS-ON-SEA, TN38 0TU

Dwelling type: Semi-detached house **Reference number:** 8700-9424-4329-4827-1763
Date of assessment: 22 March 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 22 March 2016 **Total floor area:** 183 m²

Use this document to:

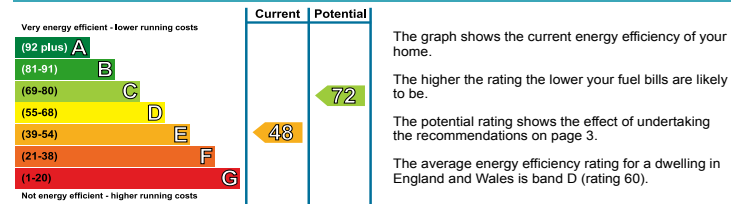
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,621
Over 3 years you could save	£ 2,430

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	
Heating	£ 5,358 over 3 years	£ 3,681 over 3 years	
Hot Water	£ 996 over 3 years	£ 243 over 3 years	
Totals	£ 6,621	£ 4,191	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,116	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 885	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

