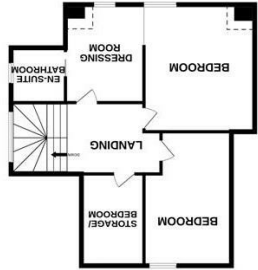
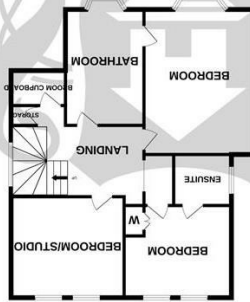


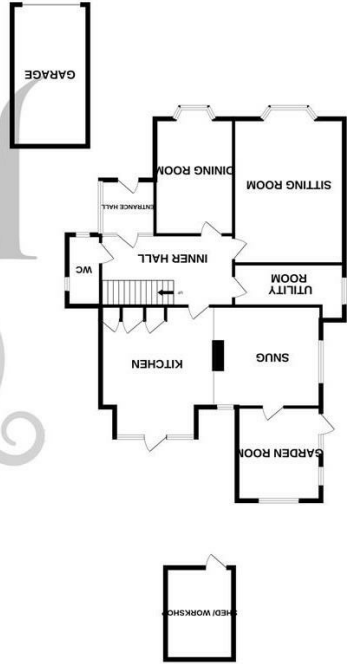
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	77
Potential	80



2ND FLOOR



1ST FLOOR



GROUND FLOOR

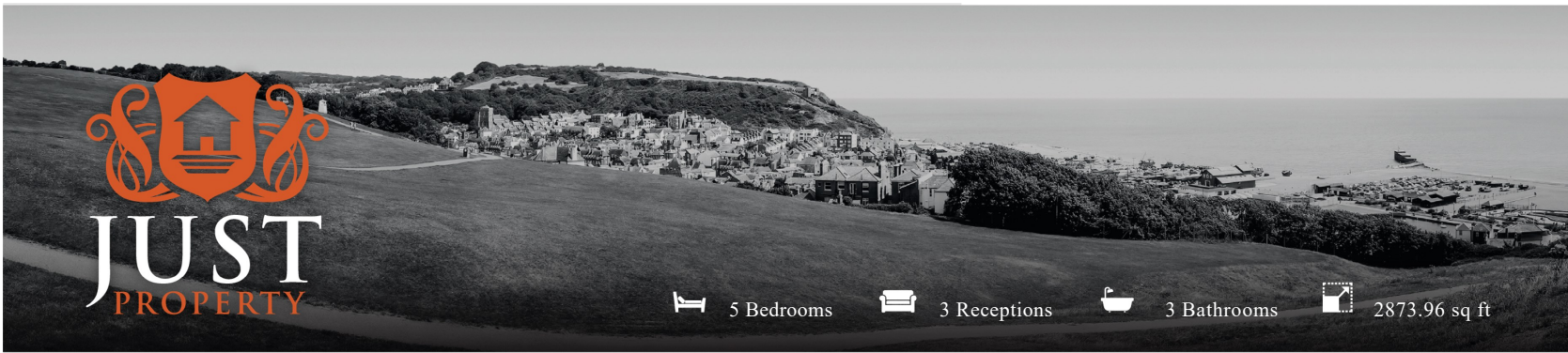
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, enclosures of doors, windows, rooms and any other area are approximate and no responsibility is taken for any errors. Plans, drawings, rooms and any other area are approximate and no responsibility is taken for any errors. Plans, drawings, rooms and any other area are approximate and no responsibility is taken for any errors.



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7 St. Matthews Gardens, St. Leonards-On-Sea, TN38 0TS

FLOORPLANS

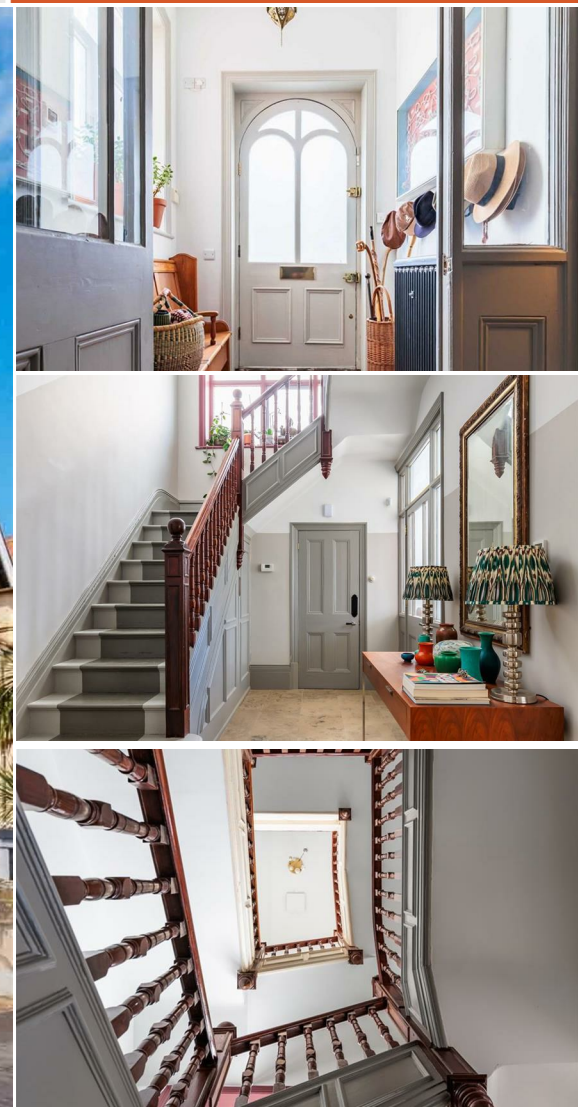


5 Bedrooms 3 Receptions 3 Bathrooms 2873.96 sq ft

7 St. Matthews Gardens, St. Leonards-On-Sea, TN38 0TS

Freehold

£1,200,000





5 Bedrooms 3 Receptions 3 Bathrooms 2873.96 sq ft

PROPERTY DETAILS

This distinctive Victorian detached home nestled within a serene leafy conservation area, offers a harmonious blend of period charm and modern comfort. Boasting a prime location, overlooking lush private residents gardens, this home provides a tranquil retreat, while being conveniently close to the vibrant energy of central St. Leonards on Sea.

Meticulously renovated by the current owners, this home is designed for both functionality and style throughout. There is extensive insulation; the very latest programable underfloor heating technology; luxurious limestone flooring; a wood burning stove in the sitting room, and the large bay windows and high ceilings creating a timeless elegance. Sensitively upgraded while retaining a wealth of period features.

Ideal for family and friends with a versatile layout and easy flow. The spacious kitchen, opening into a cosy snug, benefits from a separate utility room. Three receptions; five bedrooms are complemented by three ensuites, plus the option to have the storage room as a sixth bedroom. Furthermore, there is a garden room providing scope for development, and a large garden workshop/shed.

Externally, the sandstone patio offers an inviting space for alfresco dining. Level gardens create a true gardeners dream, with mature trees beyond the boundary providing summer privacy. Additionally for a small annual fee residents can access to the community led gardens. You can also explore the eclectic mix of independent shops, hip eateries, art galleries and the independent Kino Teatr Cinema. Alexander Park is only a 5 minute walk away, and the beach a delightful walk, past local architecture and parks.

The garage is ideal for an EV charger, and residents say parking is easy on the wide quiet road. Conveniently near transport routes, St Leonards Warrior Square railway station offering access to London, Gatwick and beyond. The property is also in the catchment area of local private and state schools.



ROOM DIMENSIONS

Entrance Hall

Inner Hall

Dining Room

14'9" x 9'6" (4.5 x 2.9)

Sitting Room

19'0" x 13'5" (5.8 x 4.1)

Utility Room

W/C

Snug

14'1" x 12'5" (4.3 x 3.8)

Garden Room

14'1" x 9'6" (4.3 x 2.9)

Kitchen

17'8" x 13'5" (5.4 x 4.1)

Landing on to 1st floor

Storage

Bathroom

10'9" x 9'2" (3.3 x 2.8)

Bedroom 1

15'8" x 14'1" (4.8 x 4.3)

Bedroom 2

15'8" x 10'5" (4.8 x 3.2)

Ensuite

Bedroom 3/ Studio

12'5" x 9'10" (3.8 x 3.0)

Landing on to 2nd floor

Dressing Room

10'9" x 9'2" (3.3 x 2.8)

Ensuite

Bedroom 4

15'8" x 14'1" (4.8 x 4.3)

Bedroom 5

15'8" x 10'5" (4.8 x 3.2)

Storage/ Bedroom 6

12'5" x 9'10" (3.8 x 3.0)

Garden

85'3" x 39'4" (26 x 12)

Shed

15'1" x 11'9" (4.6 x 3.6)

Garage

16'4" x 7'10" (5.0 x 2.4)

FEATURES

- Period Home Stunningly Presented
- CHAIN FREE
- Garage
- Near to Seafront Beaches and Train Station
- Underfloor heating
- Landscaped Gardens
- Extensively Upgraded
- Detached Home
- Impressive EPC 77C

