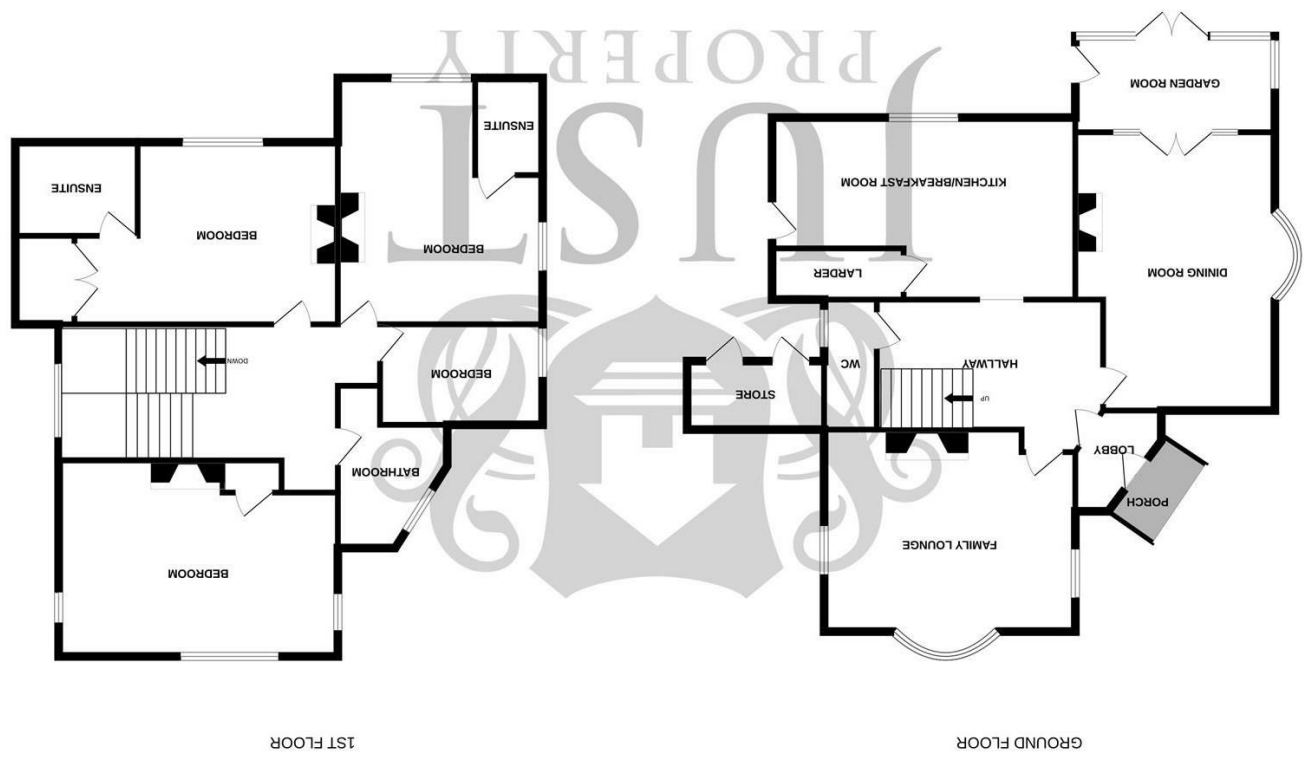


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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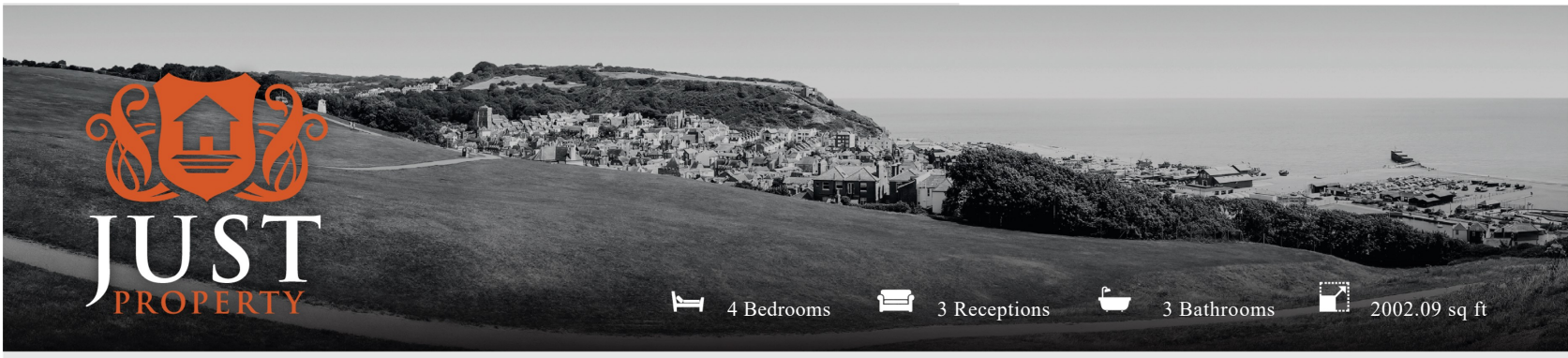
Energy Efficiency Rating	
Current	Potential
63	78
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92 plus) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



FLOORPLANS

32 St. Matthews Gardens, St. Leonards-On-Sea, TN38 0TT

www.justproperty.net



4 Bedrooms 3 Receptions 3 Bathrooms 2002.09 sq ft

Freehold
£1,000,000

32 St. Matthews Gardens, St. Leonards-On-Sea, TN38 0TT





4 Bedrooms 3 Receptions 3 Bathrooms 2002.09 sq ft

PROPERTY DETAILS

CHAIN FREE - OFFERS IN EXCESS OF £1,000,000

Nestled in the charming St. Matthews Gardens of St. Leonards-On-Sea, this stunning 1920's period property is a true gem waiting to be discovered. Boasting a spacious 2,002 sq ft, this detached house offers a perfect blend of elegance and comfort.

As you step inside, you'll be greeted by not just one, not two, but three reception rooms, providing ample space for entertaining guests or simply unwinding after a long day. With four bedrooms and three bathrooms, this home ensures that everyone has their own sanctuary to retreat to. There is a modern fitted kitchen with built in appliances, stunning dining room, family lounge and south facing garden room as well as a separate ground floor WC.

Built in 1921, this property exudes character and charm, with beautiful features that capture the essence of a bygone era. The large corner plot it sits on offers plenty of outdoor space for gardening enthusiasts or for children to play freely. The property also has various outbuildings and gas fired central heating.

Conveniently, parking for two vehicles is available, making coming home a breeze. The high desirable position of this property adds to its allure, providing not just a home, but a lifestyle.

In beautiful condition, this house is a rare find that combines history with modern comfort.

Don't miss the opportunity to make this enchanting property your own and create lasting memories in a truly special place.



ROOM DIMENSIONS

Covered Entrance Porch	Bedroom 15'7" x 14'11" (4.75 x 4.57)
Front Door	En Suite Shower / WC
Entrance Hallway	Bedroom 16'1" x 15'1" (4.92 x 4.62)
Kitchen / Breakfast Room 18'9" x 10'11" (5.74 x 3.34)	Bedroom 11'11" x 7'10" (3.65 x 2.41)
Larder Cupboard	Family Bath / Shower Room
WC	Front Garden
Family Lounge 15'10" x 14'11" (4.84 x 4.56)	Side Garden
Dining Room 15'10" x 11'10" (4.85 x 3.61)	Rear Garden
Garden Room 14'9" x 6'2" (4.52 x 1.90)	Clothes Drying Area
Stairs To Landing	Detached Garage
Bedroom 15'2" x 11'1" (4.64 x 3.39)	Off Road Parking
En Suite Shower / WC	Out Buildings

FEATURES

- Detached 1920's Family Home
- Very Spacious Interior Rooms
- Four Bedrooms
- Three Bathrooms
- Beautiful Gardens
- Recently Renovated
- Amazing Period Features
- Detached Garage and Off Road Parking
- Gas Central Heating
- Prime Position Opposite The Private St Matthews Gardens

