



ESTATE AGENTS

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

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £950,000**

PCM Estate Agents are thrilled to present an exceptional opportunity to own this STUNNING LINK-DETACHED SEVEN/EIGHT BEDROOMED VICTORIAN VILLA, offering adaptable accommodation set amidst the private residential St Matthews Gardens. This distinctive property not only boasts a FAMILY FRIENDLY SOUTH FACING GARDEN but also offers some SEA VIEWS, with a WEALTH OF PERIOD FEATURES contrasting the MODERN AND STYLISH INTERIOR.

Upon entering, you are welcomed by a charming vestibule that leads to a spacious entrance hall. From here, you can access a convenient CLOAKROOM/ UTILITY and the MODERN OPEN PLAN KITCHEN-DINING-FAMILY ROOM which opens onto the delightful SOUTH FACING GARDEN. The ground floor also features a COSY LIVING ROOM, perfect for relaxation and family gatherings.

Ascending to the upper floors, you will find FIVE GENERIOUSLY PROPORTIONED BEDROOMS, offering ample space for a growing family. The MASTER BEDROOM includes a WALK-IN DRESSING ROOM, which has the potential to be converted into an en-suite bathroom if desired. A well-appointed family bathroom and a separate WC complete the upper floor accommodations, ensuring comfort and convenience for all.

The lower floor has been extensively renovated to provide additional habitable accommodation. These VERSATILE ROOMS can serve as extra bedrooms, reception areas, a games/playroom, or even a home office/gym, catering to various lifestyle needs.

This Victorian villa masterfully balances PERIOD CHARM with a modern and stylish interior. ORIGINAL CHARACTER FEATURES blend seamlessly with contemporary design elements, creating a warm and inviting atmosphere throughout.

The south-facing garden is a standout feature, designed to enjoy plenty of sunshine throughout the day. A decked veranda provides ample space for patio furniture, ideal for relaxing or dining alfresco. The main section of the garden is level and mainly laid to lawn, offering a perfect spot for children to play and for hosting outdoor activities.

Positioned within easy reach of amenities in Silverhill and Central St Leonard's, this property offers access to a variety of artisan shops, popular schools, and Warrior Square train station, which provides convenient links to London. This prime location ensures that everything you need is just a short distance away.

Don't miss out on the chance to make this exquisite Victorian villa your new home. Call us now to schedule your viewing and experience the charm and elegance of this remarkable property for yourself.

#### **ATTRACTIVE WOODEN FRONT DOOR**

With coloured inserts, opening to:

#### **VESTIBULE**

Approximate ceiling height 10ft with cornicing, tiled flooring, further wooden partially glazed door with coloured glass inserts opening to:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, tiled flooring, cornicing, picture rail, radiator.

#### **CLOAKROOM/ UTILITY**

10'5" x 5'8" (3.20m x 1.75m)

Approximate ceiling height 10ft, partially panelled ceiling with cornicing, dual flush low level wc, pedestal wash hand basin, radiator, part tiled walls, space and plumbing for washing machine, stone countertops, storage cupboard, double glazed window to front aspect.

#### **INNER HALL**

Exposed wooden floorboards, stairs descending to lower ground floor accommodation, door opening to:

#### **BOILER ROOM/ STORAGE ROOM**

6'3 x 3'5 (1.91m x 1.04m)

Wall mounted boiler, sash window to side aspect.

#### **DINING ROOM**

20'5 max x 12'7 max (6.22m max x 3.84m max )

Approximate ceiling height 10ft, cornicing, picture rail, fireplace, television point, exposed wooden floorboards, dual aspect room with sash window to side and double glazed bay window and door to rear having a pleasant outlook and access onto the garden, door to living room, open plan to:

#### **KITCHEN**

18'6 x 12'1 (5.64m x 3.68m)

Exposed wooden floorboards, built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops and tiled splashbacks, inset ceramic one & ½ bowl drainer-sink with mixer tap, fitted and incorporated within the sale is a Falcon Professional Kitchen range style five ring gas cooker with double oven, grill and plate warmers, fitted cooker hood and splashbacks, breakfast bar seating area, space for tall fridge freezer, integrated dishwasher, double aspect room with double glazed windows to both front and rear elevations with the rear overlooking the garden.

### **LIVING ROOM**

19'8 x 12'7 (5.99m x 3.84m)

Approximate ceiling height 10ft, cornicing, picture rail, radiator, period fireplace with open fire, dual aspect room with sash window to side aspect and UPVC sash bay window to front aspect.

### **FIRST FLOOR LANDING**

Stairs rising to the second floor accommodation, original window to side aspect, cornicing.

### **MASTER BEDROOM**

16'7 x 13'1 (5.05m x 3.99m)

Approximate ceiling height 9', cornicing, two radiators, storage cupboard, two UPVC double glazed windows to rear aspect with views onto the garden and far reaching sea views beyond, door to:

### **DRESSING ROOM**

11' x 12'8 (3.35m x 3.86m)

This room would have originally been an additional bedroom but is currently arranged as a dressing room. There is potential to create an en-suite in addition to the dressing room, or could be re-instated to a bedroom if required with the return door to landing. Radiator, coving to ceiling, two UPVC double glazed windows to rear aspect.

### **BEDROOM**

13'5 x 12'6 (4.09m x 3.81m)

Approximate ceiling height 9', coving to ceiling, two radiators, storage cupboard, UPVC double glazed sash window to front aspect.

### **BEDROOM**

10'7 x 10'6 (3.23m x 3.20m)

Cornicing, radiator, UPVC sash window to front aspect.

### **BATHROOM**

Bath with mixer tap, shower over bath with waterfall style shower head and hand-held shower attachment, glass shower screen, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, part tiled walls, tiled flooring, UPVC double glazed opaque glass window to side aspect.

### **SEPARATE WC**

Dual flush low level wc, part tiled walls, vanity enclosed wash hand basin with mixer tap, part tiled walls, tiled flooring, coving to ceiling, UPVC double glazed opaque glass window to side aspect.

### **SECOND FLOOR LANDING**

Spacious with double glazed window to side aspect having lovely townscape and sea views, loft hatch providing access to loft space.

### **BEDROOM**

18'6 max x 11'4 max (5.64m max x 3.45m max )

Period fireplace, access to eaves storage, radiator, UPVC double glazed window to rear aspect with southerly views over the garden and far reaching views to the sea.

### **BEDROOM**

18'5 x 10'3 (5.61m x 3.12m)

Access to eaves storage, radiator, UPVC double glazed window to front aspect.

### **SHOWER ROOM**

Walk in electric shower, vanity enclosed wash hand basin, low level wc, ladder style heated towel rail, access to a small section of eaves storage, part tiled walls, tiled flooring, UPVC opaque sash window to side aspect.

### **LOWER GROUND FLOOR HALL (fully tanked)**

Radiator, down lights, access to two additional rooms which are incredibly versatile and could be utilised as bedrooms, hobby rooms or reception rooms.

### **ROOM ONE**

19'11 x 11'5 (6.07m x 3.48m)

Dual aspect with UPVC double glazed window to rear and two UPVC double glazed windows to side, down lights, radiator. This room could be utilised as a games room, additional bedroom, hobby room or reception space.

### **ROOM TWO**

17' x 11'3 (5.18m x 3.43m)

Down lights, radiator, three UPVC windows to rear aspect, UPVC double glazed door opening to a small courtyard retained by a wall.

### **ENCLOSED FRONT GARDEN**

Walled boundaries and tiled path to front door, planted with shrubs, gated access to:

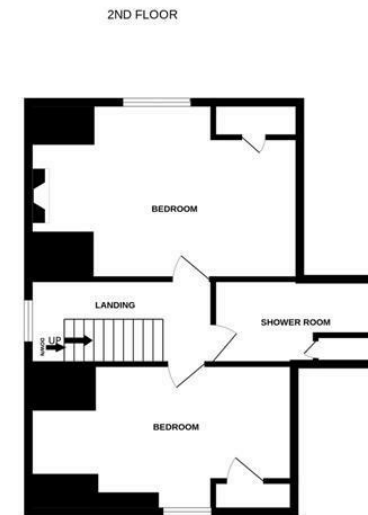
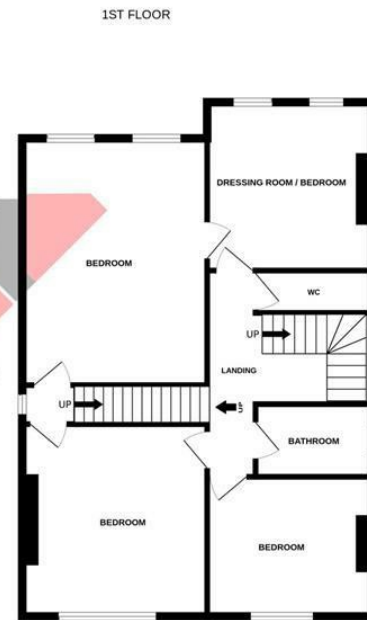
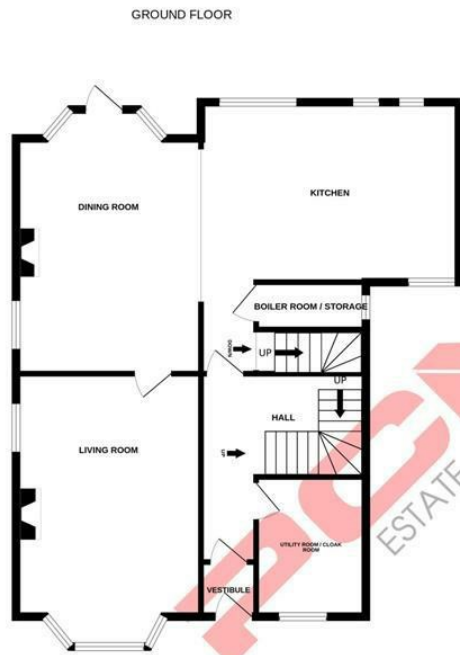
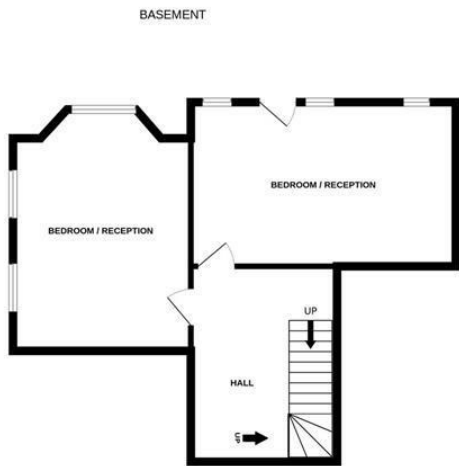
### **REAR GARDEN**

Large decked veranda offering ample outside space for patio furniture to sit out, eat al-fresco and enjoy views over the main section of garden. There are steps down to a level walled garden, laid to lawn and offering a southerly aspect, planted with shrubs, Apple tree and having gated access to front.









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 operability or efficiency can be given.  
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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			
		53	70
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.