



CROFT

ST MATTHEWS GARDENS  
ST LEONARDS ON SEA

£425,000  
*Share of Freehold*

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## ST MATTHEWS GARDENS, ST LEONARDS ON SEA

£425,000 Share of *Freehold*

Occupying the entire ground floor of a detached Edwardian residence, this two-bedroom apartment on St Matthews Gardens unfolds with a sense of quiet proportion. Tall sash windows draw soft, even light throughout the interiors, while retained original details lend texture and depth. Set slightly back behind its own front garden, the apartment directly borders the gated St Matthews Gardens.

### Inside

Entry is through a deep blue timber door into a broad central hallway, where original panelled doors sit within contrasting painted frames. Exposed floorboards run throughout, lending warmth and continuity. The main reception sits to the rear, where a large bay window frames views of the neighbouring walled gardens. A lightly veined marble fireplace anchors the room, paired with a wood-burning stove and playful tiled surround. Generous proportions comfortably allow for both seating and dining, while the southerly aspect draws the sun throughout the day.



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The kitchen is set alongside, contemporary in finish and restrained in tone. Neutral cabinetry is combined with a cleverly formed breakfast bar set within a glazed niche. To the rear, a walk-in pantry with a pretty casement window provides a practical and well-considered extension of the space.

The principal bedroom sits to the front, painted in an earthy green. A familiar, generously proportioned bay window looks out over the front garden and the quiet street beyond. The second double bedroom is positioned alongside, currently arranged as an office, with twin timber sash windows providing views of the walled front garden.

Stairs descend to the lower ground floor, currently arranged as an additional reception room, offering flexibility without intruding on the principal rooms above.

The bathroom is finished in a soft palette, lined with painted panelling and patterned tiled flooring underfoot. Opposing timber windows offer gentle natural light, while a walk-in shower finished in glazed ceramic tiling completes the space.



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## Outside

The apartment benefits from its own front garden, creating a gentle threshold between the street and the private entrance. It directly borders the gated St Matthew's Gardens, an established and mature green space available to residents via membership.

## Area

Positioned in one of the quieter pockets of St Leonards, the apartment sits within the desirable St Matthews Gardens. Formerly part of the Eversfield Estate, the private gardens were created in the early 1900s for residents to enjoy and maintain. Central St Leonards and the promenade are a short walk, offering access to the beach, numerous popular restaurants, cafés and galleries. St Leonards mainline station is easily accessed, providing a direct link into Central London.





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