



7 St. Matthews Gardens

St. Leonards-on-Sea, East Sussex

**STRUTT
& PARKER**

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A stunning Victorian house with five bedrooms and attractive styling, set in a desirable location

A handsome detached home in the sought-after residential enclave of St. Leonards-on-Sea. The property features red brick and white rendered elevations, set overlooking charming private residents' gardens. The quiet leafy neighbourhood is within easy reach of the seashore and St Leonards' new breed of independent shops and eateries.



3 RECEPTION ROOMS



5/6 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



3,022 SQ FT



£1,095,000



The property

7 St. Matthews Gardens is a distinguished five / six bedroom home in the highly desirable St. Leonards-on-Sea, offering elegant period details and a refined sense of style. Overlooking private residents' gardens, the property combines classic charm with modern comfort.

There are two comfortable reception rooms at the front of the ground floor, both of which benefit from large bay sash windows with plantation-style shutters. The sitting room has a fireplace with a log burning stove, while the adjoining room provides space for a family dining table. Natural stone tiled flooring with underfloor heating enhances the inner hall and continues throughout the ground floor. The kitchen benefits from a large central island a range cooker along with custom built-in larder and storage, fitted shaker style units, and a large separate utility room. The adjoining snug providing further entertaining space.

The central turned staircase leads to the first floor, where three spacious double bedrooms are located.

The principal bedroom has Jack-and-Jill access to the generous family bathroom, with twin washbasins, a bateau bath, shower, WC and bidet. Another first-floor bedroom benefits from an en-suite shower room. On the second floor, there are three further bedrooms, one of which features a dressing room and an en-suite bathroom. The sixth bedroom is currently used as a storeroom.

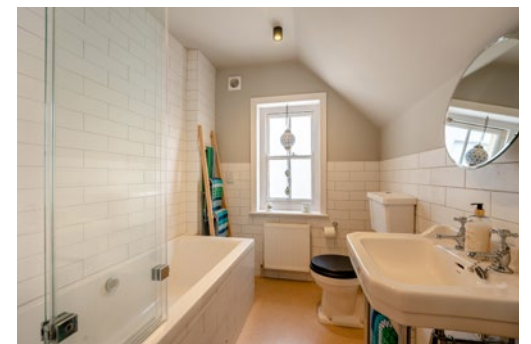
Additionally, the ground floor includes a garden room ideal for development to ones own specification, perhaps a gym, studio or additional reception space.











Outside

At the front of the property, steps lead to the entrance and raised front garden bed planted with flowering shrubs. The quiet wide road offers on-street parking in addition to the garage. At the rear, the patio provides space for al fresco dining and leads to a level area, with raised beds, which are ideal for growing your own produce. Towards the end of the garden there is a large timber-framed shed with cedar shingle roof, solid floor power and light.



Location

The property is located in a popular residential area in the bustling seaside town of St. Leonards. The town has a vibrant community with various local and independent retailers, restaurants and cafes, pubs, alongside larger supermarkets.



Neighbouring Hastings provides a wide-ranging selection of amenities and facilities, and the old town with its pedestrianised streets, boutique shops and cafés. The area provides easy access to the wonderful scenery of the High Weald and the beautiful coastline.



Distances

- Hastings town centre 1.5 miles
- Bexhill 4.2 miles
- Battle 5.3 miles
- Rye 12 miles
- Eastbourne 16 miles
-

Nearby Stations

- West St. Leonards
- St. Leonards Warrior Square
- Hastings
- Ore

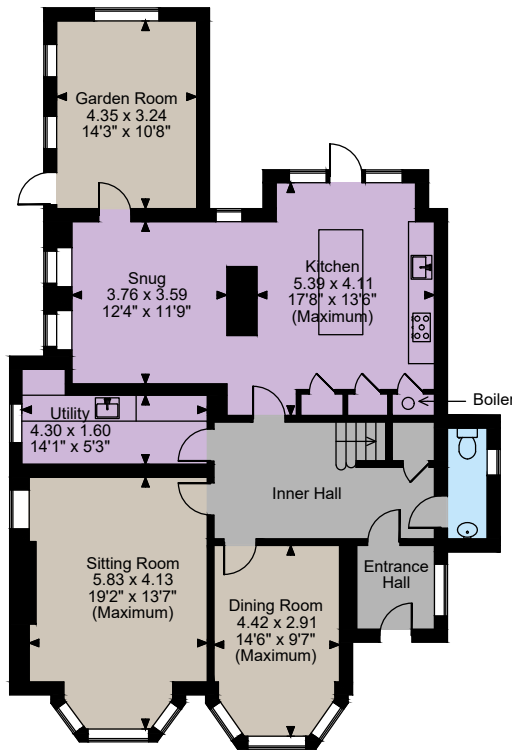
Key Locations

- Hastings (popular, with old town)
- High Weald National Landscape
- South Downs National Park
- Rye (historic cinque port town)
- Camber Sands
- Dungeness National Nature Reserve

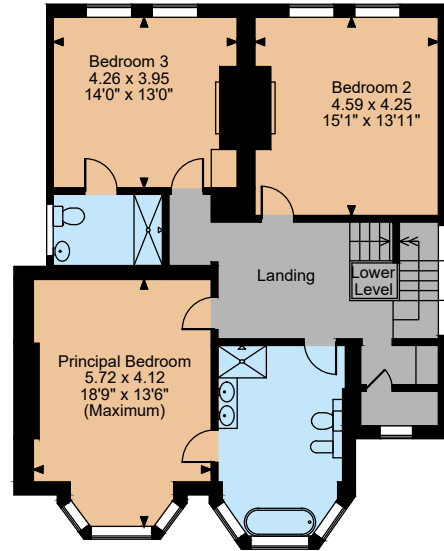
Nearby Schools

- Christ Church CofE Primary and Nursery Academy
- St Paul's Church of England Academy
- Silverdale Primary Academy
- St Mary Star of the Sea Catholic Primary School
- St Leonards Church of England Primary Academy
- West St Leonards Primary Academy
- Hollington Primary School
- The St Leonards Academy
- Ark Blacklands Primary Academy
- Churchwood Primary Academy
- Claremont Prep School

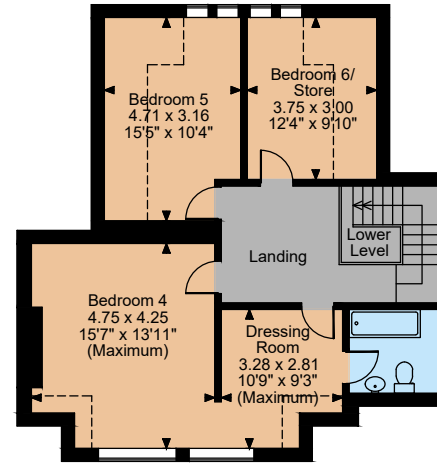




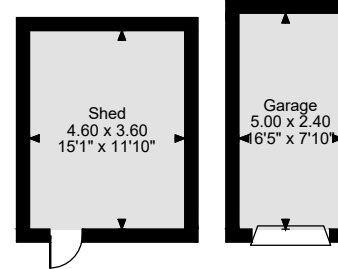
Ground Floor



First Floor



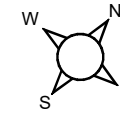
Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floorplans

Main House internal area 3,022 sq ft (281 sq m)
 Garage internal area 129 sq ft (12 sq m)
 Shed internal area 178 sq ft (17 sq m)
 Total internal area 3,329 sq ft (309 sq m)
 For identification purposes only.

Directions

TN38 OTS

///What3words: smile.easy.owner

General

Local Authority: Hastings Borough Council

Services: All mains services. Underfloor heating to ground floor. Radiators to first and second floor.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: Band C

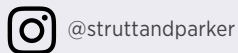
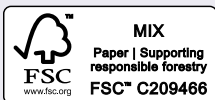
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