

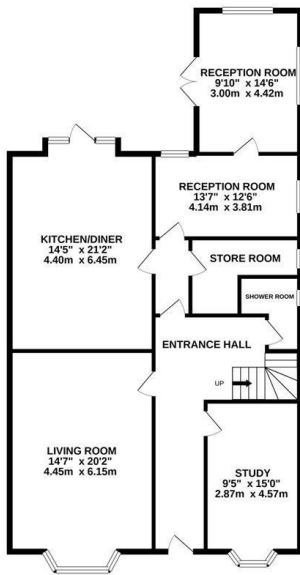
## St. Matthews Gardens, St. Leonards-On-Sea TN38 0TS

Offers in excess of £675,000

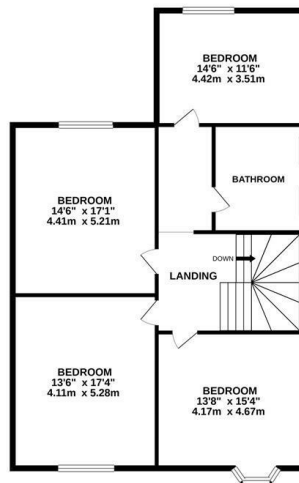


Stunning SEVEN BEDROOM Victorian home found in one of Hastings most sought after roads, set around PRIVATE RESIDENTS GARDENS. Located within close proximity to the seafront and St. Leonards with it's mainline railway station this exceptional property is ideally positioned to enjoy the quirks of the town and SEASIDE LIVING. The spacious accommodation here spans THREE FLOORS and offers GENEROUS PROPORTIONS, there is a BAY FRONTED LIVING ROOM and separate study at the front of the house while the large EAT IN KITCHEN sits at the rear with access out to a paved area of the garden which is perfect for outdoor dining. There are two further reception rooms on the ground floor along with a handy store room and a DOWNSTAIRS SHOWER ROOM. Sat on the first floor there are four WELL PROPORTIONED DOUBLE BEDROOMS and a family bathroom. The upper floor houses three bedrooms, a UTILITY ROOM and a bathroom with a FREESTANDING BATHROOM and shower. The rear garden enjoys an expanse of lawn which creates the PERFECT SPACE FOR FAMILY LIFE.

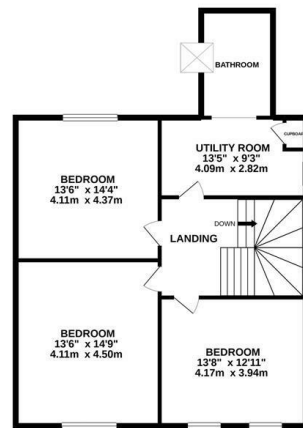
GROUND FLOOR  
1341 sq.ft. (124.6 sq.m.) approx.



1ST FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



2ND FLOOR  
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA: 3502 sq.ft. (325.4 sq.m.) approx.

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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