



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

£1,100,000



Tucked away on a peaceful, tree-lined road in the heart of St Leonards-on-Sea's sought-after conservation area, this beautifully RESTORED PERIOD HOME offers the perfect blend of classic elegance and contemporary living. From the moment you arrive, No. 7 makes a lasting impression. A landscaped, elevated front garden leads to a home that's FULL OF CHARACTER and natural light. The spacious interior features five/six bedrooms, three stylish reception rooms, and three luxurious bathrooms – all finished to a high standard with thoughtful attention to detail. The layout offers an ideal flow for modern family life, with GENEROUS OPEN-PLAN AREAS perfect for entertaining, and quieter, more intimate spaces for working, reading, or relaxing. Jura limestone floors with UNDERFLOOR HEATING on the ground level provide modern comfort, while a wood-burning stove adds charm and warmth during the cooler months.

## St Matthews Gardens, TN38

Approx. Gross Internal Area 3256 Sq Ft - 302.48 Sq M  
 Approx. Gross Garage/Shed Area 307 Sq Ft - 28.52 Sq M



Certified  
Property  
Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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