

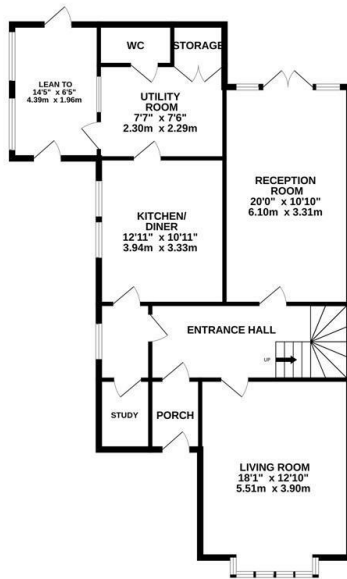
## St. Matthews Drive, St. Leonards-On-Sea TN38 0TR

Offers in excess of £650,000

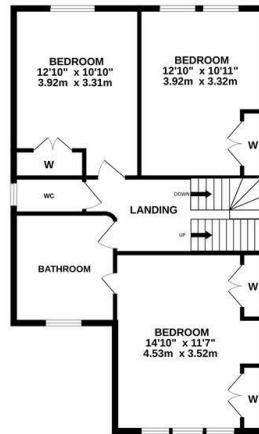


An attractive four bedroom Victorian house with OFF ROAD PARKING situated in a SOUGHT AFTER SETTING. It's enviably positioned at the end of a private road, close by to St. Matthews Gardens and within walking distance to local shops at Silverhill, Alexandra Park and the hub of St. Leonards On Sea where there is a mainline railway station with connections to London. The well-proportioned accommodation here SPANS THREE STOREYS and retains a wealth of original features including exposed floorboards, high ceilings and STAINED GLASS WINDOWS. You enter via an enclosed porch in to a welcoming entrance hall where the ground floor accommodation is arranged as an impressive living room with an OPEN FIREPLACE and a bay window framing a front aspect, there is a second reception room with original double doors leading out to the garden and a SEPARATE EAT-IN KITCHEN which offers ample room for a dining table, an adjoining utility room, lean to and downstairs cloakroom. There is also a useful STUDY. On the first floor there are three double bedrooms, all benefitting from BUILT-IN STORAGE, together with a MODERN FAMILY BATHROOM

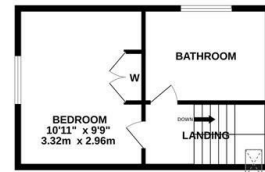
GROUND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



2ND FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 2256 sq.ft. (209.6 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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