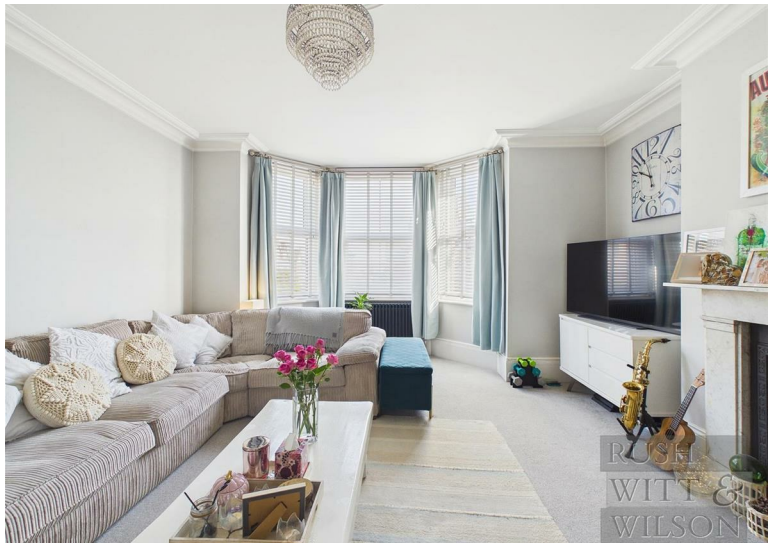


1 St. Matthews Road, St. Leonards-On-Sea, TN38 0TN
Guide Price £250,000 Share of Freehold

****GUIDE PRICE £250,000 - £275,000****

SPACIOUS TWO-BED, TWO-BATH, VICTORIAN CONVERSION WITH OFF ROAD PARKING AND A SHARE OF FREEHOLD. Nestled on the sought-after St Matthews Road in St Leonards on Sea, this beautifully presented first-floor apartment forms part of an elegant Victorian conversion, combining period character with modern living. The property offers two generously sized double bedrooms, including a principal bedroom with a stylish en-suite shower room, alongside a well-appointed main bathroom. The proportions throughout are particularly impressive, enhanced by high ceilings and large bay windows which flood the space with natural light. The flat has been thoughtfully renovated to a high standard, retaining charming original features such as decorative cornicing and striking marble fireplaces, while offering the comfort and finish expected of a modern home. Further benefits include off-road parking, a rare and valuable feature in this location, as well as a share of freehold and low ongoing costs, making it both an attractive home and a sound long-term investment. Ideally positioned within easy reach of local amenities and adjacent to a conservation area, the property offers a balance of convenience and a more relaxed coastal lifestyle. Offered chain free, this is a superb opportunity for buyers seeking a spacious, characterful home in a highly desirable part of St Leonards.








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

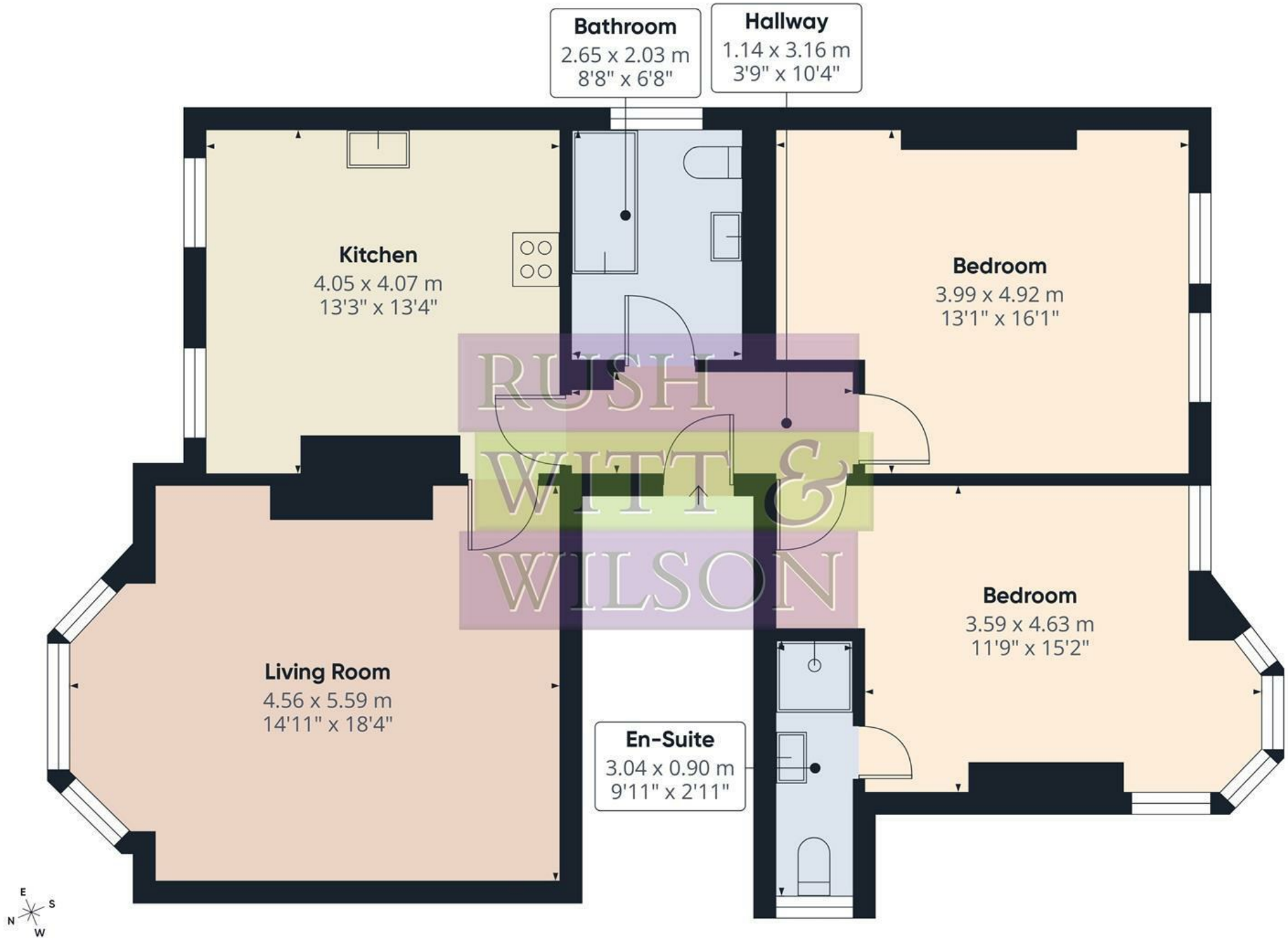

RUSH
WITT &
WILSON

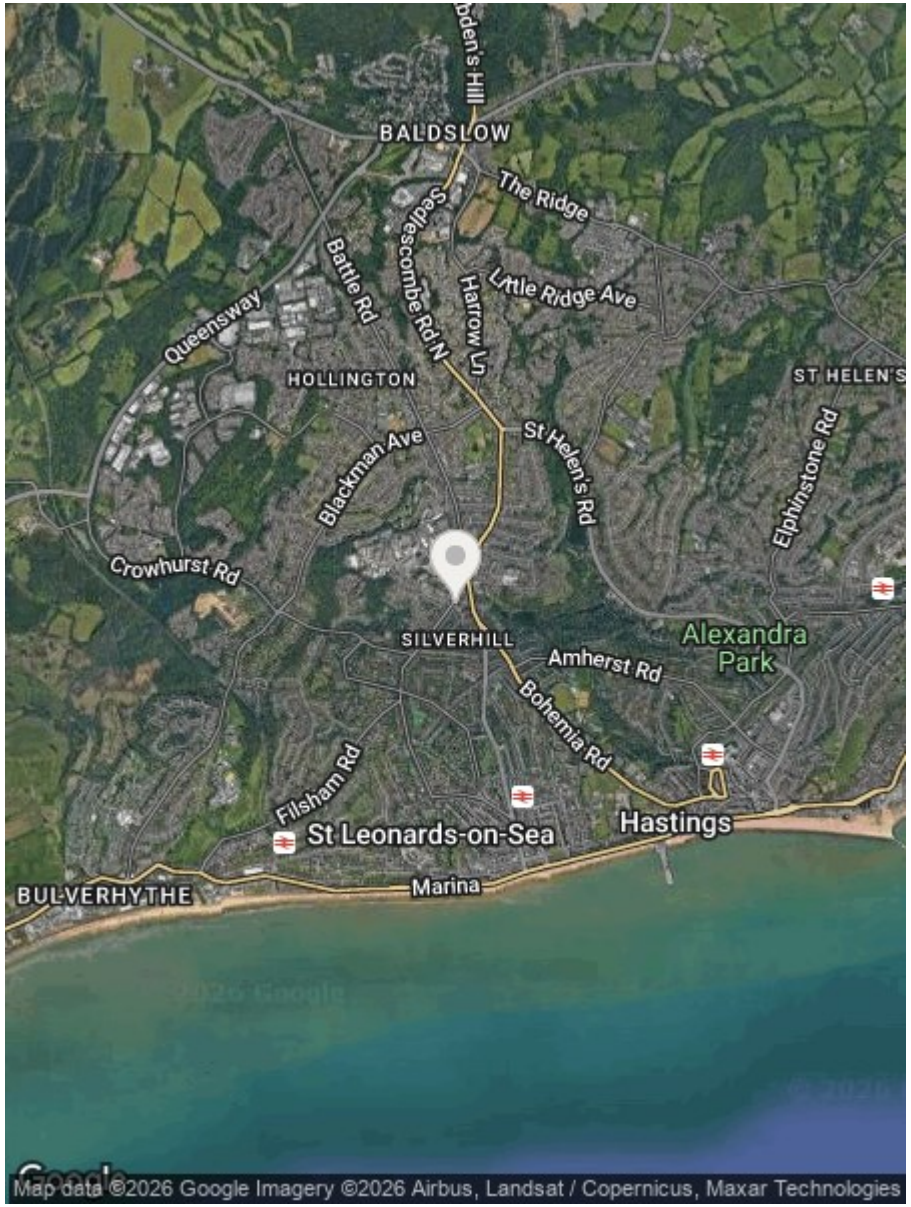

RUSH
WITT &
WILSON

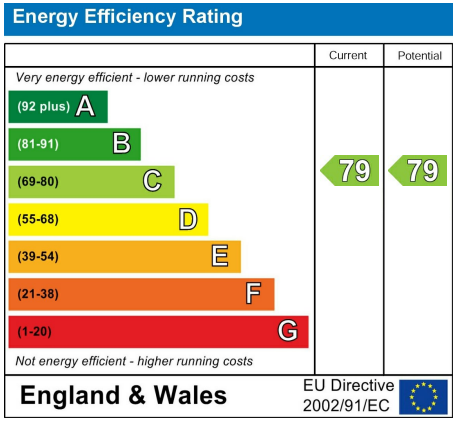

RUSH
WITT &
WILSON

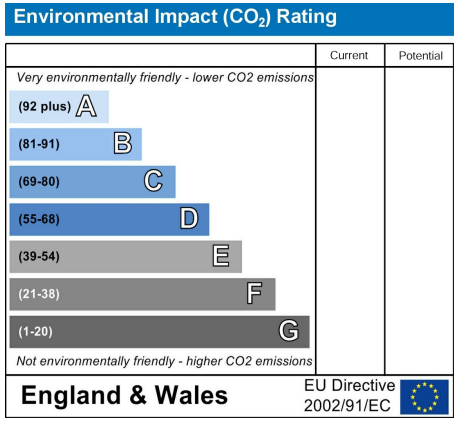

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


Bathroom
2.65 x 2.03 m
8'8" x 6'8"
Hallway
1.14 x 3.16 m
3'9" x 10'4"
Kitchen
4.05 x 4.07 m
13'3" x 13'4"
Bedroom
3.99 x 4.92 m
13'1" x 16'1"
Living Room
4.56 x 5.59 m
14'11" x 18'4"
En-Suite
3.04 x 0.90 m
9'11" x 2'11"
Bedroom
3.59 x 4.63 m
11'9" x 15'2"
RUSH WITT & WILSON
E
S
N
W







Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk