



MAZE HILL
ST LEONARDS ON SEA

£ 1,350,000
Freehold

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MAZE HILL, ST LEONARDS ON SEA

£ 1,350,000 *Freehold*

EARLY VICTORIAN DOUBLE FRONTED VILLA

- ~ Double fronted Victorian villa
- ~ Designed and built by James Burton
- ~ Large corner plot
- ~ Views of St Leonards Gardens and the coastline
- ~ Off street parking
- ~ Separate two bedroom apartment

Forming part of Burtons St Leonards is this early Victorian double fronted villa, designed in the Gothic revival style by acclaimed architect and builder, James Burton. Positioned on a large corner plot with views of St Leonards Gardens and down to the sea, this vast Grade II listed family home offers detailed features and neutral lime plaster tones throughout.



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Area

The seafront and promenade are moments away, while a short stroll takes you to the creative hub of St Leonards, with Norman Road and Kings Road offering an abundance of independent shops, restaurants and galleries. The eclectic Hastings Old Town is also within walking distance. St Leonards mainline station is in close proximity, providing a direct link into Central London.

Inside

Entry to the main house is via a glazed timber door opening into a large central hallway with exposed wooden floors. To the right of the hallway a bipartite reception room with adjoining kitchen is presented with high ceilings, a large bay window, original shutters and marble fireplace. The kitchen includes; Boffi cabinetry housed in honed black marble, Gaganau appliances, Quooker tap and large Carrara marble island with breakfast bar.



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Grand double doors to the left of the central hallway lead to a separate reception room, complete with fitted floor to ceiling bookcases, fireplace, large bay window with panelled box shutters, and timber French doors leading to the garden. To the rear of the ground floor is a study, and cloakroom toilet.



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The first floor provides a spacious open landing, family bathroom with walk in shower and freestanding bath. Three double bedrooms with elevated views, original casement windows and grand proportions.

The principal bedroom is fitted with a further free standing bath and offers exceptional views over St Leonards Gardens, towards the coast and beyond.



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To the rear is a fourth smaller bedroom, with views over the garden.



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Outside

The secluded park like walled gardens wrap around the entire property, with wrought iron gates to the rear giving access for off road parking. There are many established trees, plants and shrubbery, with raised areas allowing views towards the sea. To the front of the house, an elevated veranda sits perfectly, providing westerly views of the award winning St Leonards Gardens and across to the sea.



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On the lower ground floor a separate apartment is accessed via a private entrance. The open plan kitchen houses Plain English cabinetry, Carrara marble worktop, range oven, additional Belfast prep sink, flagstone flooring and spacious dining area.

There are two bedrooms, both with pretty casement windows, to the main bedroom a walk-in wardrobe. The bathroom includes period appropriate fittings and marble tiling. To the rear of the apartment there is access to the garden.





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