



SEDLESCOMBE ROAD SOUTH ST LEONARDS ON SEA

£675,000 OIEO
Freehold

HELLO@CROFTAGENCY.CO.UK
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ARTS AND CRAFTS EDWARDIAN FAMILY HOME

- ~ Arts and Crafts Edwardian home
- ~ South east facing rear garden
- ~ Seven bedrooms
- ~ Original features
- ~ Off street parking
- ~ Springfield Road conservation area

Teeming with original features, scale, and natural light is this charming seven bedroom, Arts and Crafts Edwardian family home, located in the Springfield Road conservation area of St Leonards.



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Inside

A tiled porch with decorative balustrade leads to an original panel glazed timber door. To the front of the property a grand entrance hallway with a tiled-mosaic floor gives way to a cloakroom WC and sweeping open staircase, flanked by two ornate stained-glass windows. To the left of the hallway a spacious reception room features a large bay with wooden sash windows, exposed floorboards, intricate pierced frieze cornice, and Carrara marble fireplace with log burner. Beyond is an equally well-proportioned second reception room with original detail, black marble fireplace with rouge inlay and further log burner. Near floor to ceiling glazed aluminium French Doors lead to the south east facing garden. To the rear of the ground floor, a large open plan kitchen topped in an oak worktop leads to an elevated dining area with vaulted ceilings, bi-folding doors and artful colours. A discreet side door provides access to the log store.

On the first floor a balconied landing gives a feeling of scale, opening to three large double bedrooms, all with period appropriate fireplaces, exposed floors and timber frame windows. There is an en-suite shower room to the front bedroom, fitted wardrobes to the rear, and a large family bathroom with exposed brick and sash windows with copper sills.



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On the second floor, four further bedrooms feature further original detail, bespoke cabinetry, fireplaces and views. To the rear of the second floor is a large storage area located within the eaves.

Outside

The private rear garden is home to a number of mature shrubs and trees. A raised terrace offers an extension to the dining area in the summer months. To the rear, a workshop lined with windows provides an ideal space for a home studio. Offering a handsome frontage, the original walled driveway provides off street parking for several cars and side access.

Area

Backing onto the popular St Matthews gardens, with Alexandra Park and Central St Leonards both within walking distance, giving access to the beach, numerous popular restaurants, cafes and galleries. St Leonards mainline station provides a direct link into Central London.





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