



CHARLES ROAD
ST LEONARDS ON SEA

£450,000
Leasehold

HELLO@CROFTAGENCY.CO.UK
+44 (0)1424 587087

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Retaining original features with modern additions.

- ~ Two-bedroom conversion
- ~ Overlooking Gensing Gardens
- ~ Two bathrooms
- ~ Retained period detailing
- ~ Towering ceilings and grand proportions

Bordering Gensing Gardens within central St Leonards is this grand two-bedroom apartment, set across the entire first floor of a handsome Victorian townhouse. Recently remodelled the apartment retains a wealth of original features, with thoughtful modern additions quietly incorporated into its traditional fabric.



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Inside

Accessed via a neutral communal hallway, the proud staircase with original stained-glass window rises to the first floor. A timber door offers a pop of yellow, giving way to the apartments generous entrance hall which offers a central space to the lay-out. Black Sisal carpet sits beneath near 12-foot-high ceilings, contrasted by soft white walls framed by intricate plasterwork.

Two reception rooms span the width of the front elevation. In the primary living area, a wide bay window gives elevated views across Gensing Gardens. A marble fireplace with wood burner anchors the open plan space, with an area for dining positioned to the front. A handmade oak kitchen topped in smoky quartz runs the length of the rear wall, complete with Elica induction hob, inset sink and built-in appliances. Additional living space is separated by a dramatic pair of arched French doors, providing a sense of theatre. Currently used as a reading room, opposing sash windows give a peaceful light filled space.

The substantial principal bedroom sits at the rear, where a large west facing bay window provides views of neighbouring gardens and the tree line beyond. Calm neutrals are complimented with bespoke fitted wardrobes, original deep-set cornicing and high skirtings.



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A striking door set with glazed side panels and arched fan light gives way to a secondary bedroom painted in earthy taupe, with triple sash windows offering a lift of deep plum. Adjacent sits the family bathroom, dressed with antique enamelled copper bath and shower overhead, original Burlington toilet fittings, marble mosaic tiled floor and waist height panelling.

A clever utility area houses bespoke cabinetry for laundry, leading to a further bathroom fitted with walk in rain shower, Arabescato marble and storage area above.

Outside

Large piers with dressed stone balustrade provide a boundary, with canted bays and moulded architraves adding definition to the building's facade. Gensing Gardens lies just across the road, offering green spaces and a selection of community activities.

Area

Perfectly positioned in central St Leonards, the apartment is a short walk from Kings Road and Norman Road, home to independent restaurants, bars, galleries and boutiques. The seafront and promenade are also nearby, with the colourful Hastings Old Town within walking distance. St Leonards mainline station is a few minutes walk away, providing a direct link into Central London.





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THE OBSERVER BUILDING, HASTINGS TN34 1DT
Company No. 15471364 (Registered in England and Wales)