



LONDON ROAD
ST LEONARDS ON SEA

£395,000
Freehold

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Thoughtfully layered spaces combine original detailing with expressive decorative flourishes.

- ~ Four bedroom Victorian house
- ~ Front and rear courtyard gardens
- ~ Original features throughout
- ~ Bespoke cabinetry
- ~ St Leonards location

Positioned in the Bohemia area of upper St Leonards, this end-of-terrace Victorian house unfolds across three generous storeys. Behind its double-height bay, four bedrooms and a series of thoughtfully layered spaces combine original detailing with expressive decorative flourishes.

Inside

Set within a recessed porch, a part glazed timber door flanked by decorative pilasters gives way to a bright vestibule. A striking stained-glass internal door and fanlight open into the hallway, where engineered oak flooring runs underfoot. To the left of the plan, a generous bay windowed reception room is dressed in ivory shutters, intricate plasterwork and an original fireplace.



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Beyond the reception is a well-considered open plan kitchen, offering in-frame cabinetry painted in a soft cream, ceramic butlers sink and a range cooker. Exposed brick work alcoves add further texture, paired with a French blue half-glazed door opening to the rear garden.

A winding staircase climbs to the first-floor landing filled with playful light filtering through a royal blue and emerald stained-glass window. Poisoned to the front, a full width reception sits behind half glazed French doors, shouldered by fluted columns and capped in ornate capitals. A decorative cast iron fireplace, retained detail and bespoke joinery complete the room, while timber sash windows draw westerly light. To the rear, a double bedroom houses built-in cabinetry and an en-suite shower. A separate WC is sits on the landing, decorated in playful golds and deep black tones, fitted with period appropriate furniture.

On the second floor, exposed timber floorboards run throughout. An original panelled door inset with ruby and amber stained-glass panels gives way to a further double bedroom, currently used as a dressing room. To the front, the principal bedroom features twin sash windows providing a leafy outlook towards the street below. A family bathroom lies adjacent, finished in neutral tones with tiled walls and traditional fittings. The landing opens to a large sash window at the rear and includes further built-in cabinetry.



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Outside

To the front, a walled courtyard garden is accessed via a wrought iron gate, where a slate path leads to the handsome front door. Mature shrubbery provides privacy from the street, framing the double-height bay.

At the rear, an enclosed courtyard is laid in a patchwork of reclaimed terracotta and quarry tiles, with a raised decked area at one end. Decorative wall details and climbing greenery soften the rendered boundary walls, creating a quiet and enclosed space.

Area

Bordering the popular St Matthews Gardens and Bohemia, both Alexandra Park and Central St Leonards are within walking distance, giving access to the numerous popular restaurants, cafes and galleries of Kings Road and Norman Road. St Leonards mainline station provides a direct link into Central London.





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