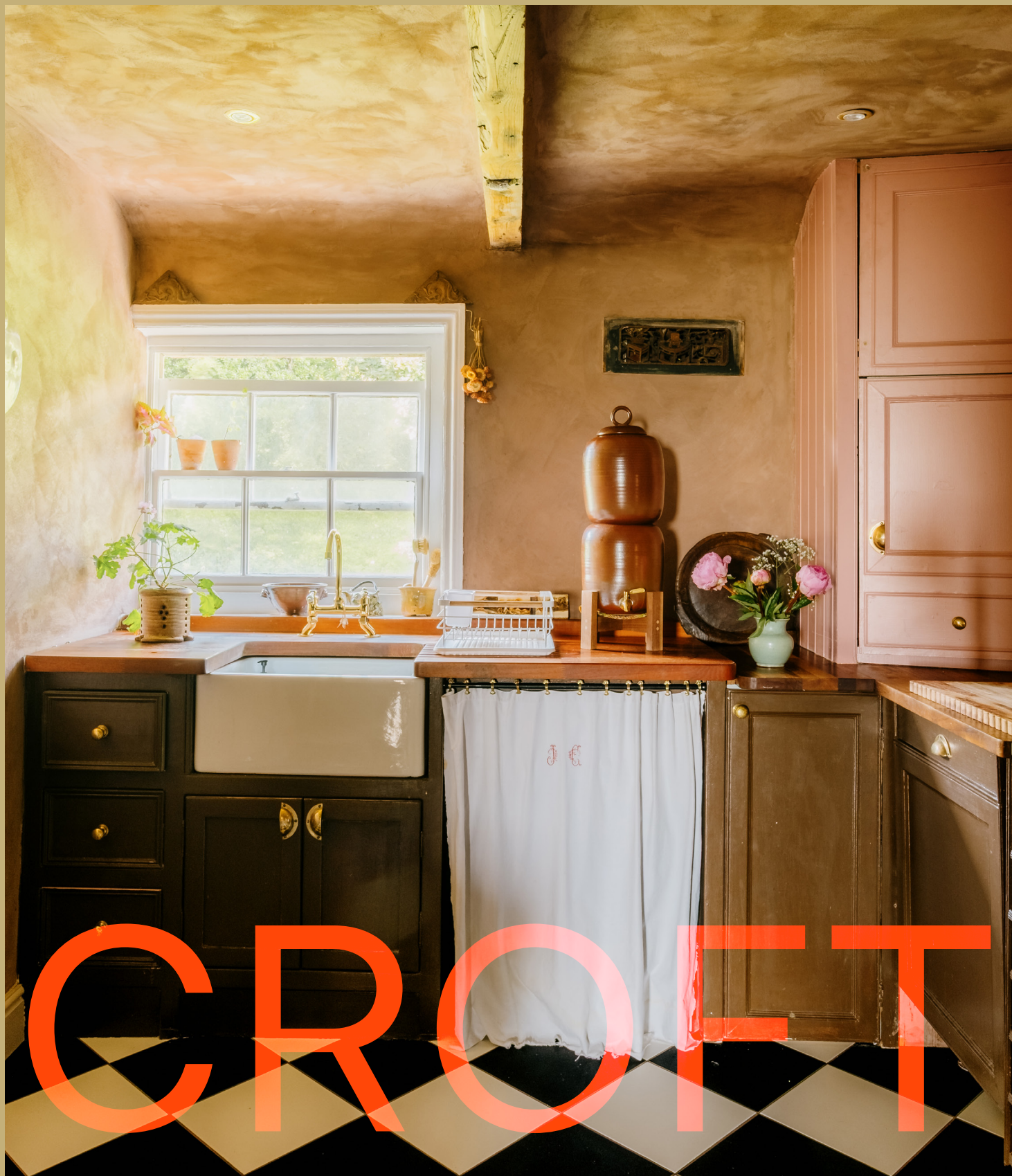




MARINA  
ST LEONARDS ON SEA

£325,000  
*Share of Freehold*

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



# CROFT



## MARINA, ST LEONARDS ON SEA

£325,000 Share of Freehold

Positioned in a handsome Victorian terrace on St Leonards Marina, this two-bedroom loft style apartment occupies the uppermost floors of the building. The interiors have been carefully reimagined, combining limewashed walls and exposed structural joists with buoyant colour and textures throughout. From the front elevation, uninterrupted views sweep across the Channel, anchoring the apartment in its coastal setting.

### Inside

A generous entrance hall is decorated by an ornate lightwell overhead, where frosted glazing diffuses soft daylight throughout the space.

To the front of the plan, the living room is washed in a playful pink with cast iron fireplace and painted floorboards adding further detail. A pair of large box windows frame the wide sea views, allowing the colours of the outside to pair with the pastel tones within the room.





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Adjacent, the principal bedroom retains its original proportions. Painted in a natural sand with oak toned beams and timber floors. Views continue out over the beach and beyond.

At the rear of the plan sits the eat in kitchen, fitted with deep plum painted cabinetry, ceramic butler sink and topped in oak. Chequerboard flooring adds a bold monochrome touch, whilst a timber casement window gives leafy views of the hill behind. The family bathroom sits alongside, where moss limewashed walls set the backdrop for a freestanding roll-top bath and period appropriate fittings. A cast iron fireplace sits perfectly in the corner, coupled with a further timber framed window and exposed beams overhead.

The second double bedroom is finished in a muted white with wool carpet underfoot. A pretty casement window draws light from the far end, while the original fireplace and continuation of beams adds period character.

A staircase at the end of the hallway rises to the upper level, where a generous open space is fitted with two large Velux style windows. Currently used as a storeroom, providing 170 square feet of additional space ideal for thoughtful development.





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## Outside

Forming part of an early Victorian townhouse, decorated in wrought iron detail and recessed arches. Entry is via a glazed timber door leading into a grand communal hallway laid with encaustic geometric tiles. A sweeping staircase rises to the private entrance on the fourth floor.

## Area

A short stroll along the promenade takes you to the creative hub of central St Leonards, with Kings Road and Normans Road both offering an abundance of independent shops, eateries and galleries. The eclectic Hastings Old Town is within walking distance, with West St Leonards and St Leonards Warrior Square mainline stations both in close proximity, providing direct links into Central London.







HELLO@CROFTAGENCY.CO.UK  
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CROFTAGENCY.CO.UK

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