



WEST HILL ROAD
ST LEONARDS ON SEA

£775,000
Freehold

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This imposing Victorian semi-detached house unfolds over three floors, its scale and proportion preserved through a balance of original features and well considered updates, defined by clean lines and careful neutral interiors.

Inside

Entry is through an imposing timber door painted in a deep teal and fitted with polished Banham hardware. A broad entrance hall sits centrally, with stairs climbing to the upper floors. Exposed timber boards run underfoot, washed in white and paired with neutral tones throughout. At the front of the plan a primary reception offers a wide canted bay window with ornate plaster work, an original cast iron fireplace and bespoke alcove joinery dress the room.



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Adjacent, the dining room is set beneath an original panelled ceiling, a similarly ornate fireplace anchors the space whilst twin timber sash windows frame views of the garden.

A well thought out kitchen is fitted with white and oak fronted bulthaup cabinetry, paired with Miele appliances. Exposed ducting lends an industrial edge, offset by oak chevron flooring and crisp white walls. A wood-burning stove sits at one end, balanced with a space for dining.

Timber sash windows line the exterior wall, with a glazed doorway giving access to the terrace and garden beyond. The utility room and guest WC sit alongside.

The first floor holds three well-proportioned bedrooms. A large double sits to the front, offering sea views across the channel and towards the South Downs. A further double bedroom lies to the centre, giving pretty views of the garden. A third smaller double rests towards the rear, set from a linear hallway that concludes with the spacious family bathroom. The upper storey is given to the principal suite, where vaulted ceilings and bespoke fitted wardrobes define the space, served by a contemporary en-suite shower room finished with teal patterned floor tiles and clean, minimal lines. A utility cupboard provides access to extensive eaves storage.



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Outside

The walled garden has been rewritten to form a paved terrace, bordered with established perennials and climbers that bring privacy and seasonal colour. Steps rise to a wide lawn and potting shed. To the front, a private drive provides off-road parking with an EV charging point, and gated side access.

Location

Well-appointed for both the coast and the centre of St Leonards, the house lies within walking distance of the beach, St Leonards Gardens and West St Leonards station. The bustle of St Leonards with its independent shops, galleries and restaurants is a short walk away. St Leonards Warrior Square and West St Leonards train stations provide a direct link to Central London.





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