



GENSING ROAD
ST LEONARDS ON SEA

£725,000
Freehold

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

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Set just beyond the bustle of Norman Road in the East St Leonards conservation area is this spacious four-bedroom Victorian house. Unfolding over 1400 square feet, modern materials are shared against a period backdrop to orchestrate a usable light filled space.

Inside

Entry is through a glazed vestibule laid in patterned tiles. A long hallway gives a glimpse of the garden to the rear, with solid oak Hungarian point parquet running underfoot. Intricate plasterwork borders the ground floor ceilings, adding to the period framework and sense of scale. To the left of the plan a bipartite reception room allows light to filter between the space, with a wood burning stove set against a tiled hearth in the main living area.



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To the rear, the kitchen is formed in a soft grey cabinetry, topped in quartz and centred by a large island. Exposed brickwork contrasts a vaulted glass ceiling drawing soft light from above, whilst a steel framed door gives access to the garden beyond.

An original staircase climbs to the upper floors where a large family bathroom is positioned on the half-landing, fitted with Burlington hardware, rainfall shower and roll-top bath. On the first floor, a further reception room finished in a muted grey overlooks the street below, where a wood burning stove with marble surround provides a focal point to the room. A double bedroom lies adjacent, with views out to the garden.

The upper floor hosts two further double bedrooms, the smaller currently arranged as a study. The principal bedroom hosts a further marble surround laid with a chequerboard heart and shouldered by bespoke alcove cabinetry. An additional bathroom finished in geometric tiles sits to the rear.



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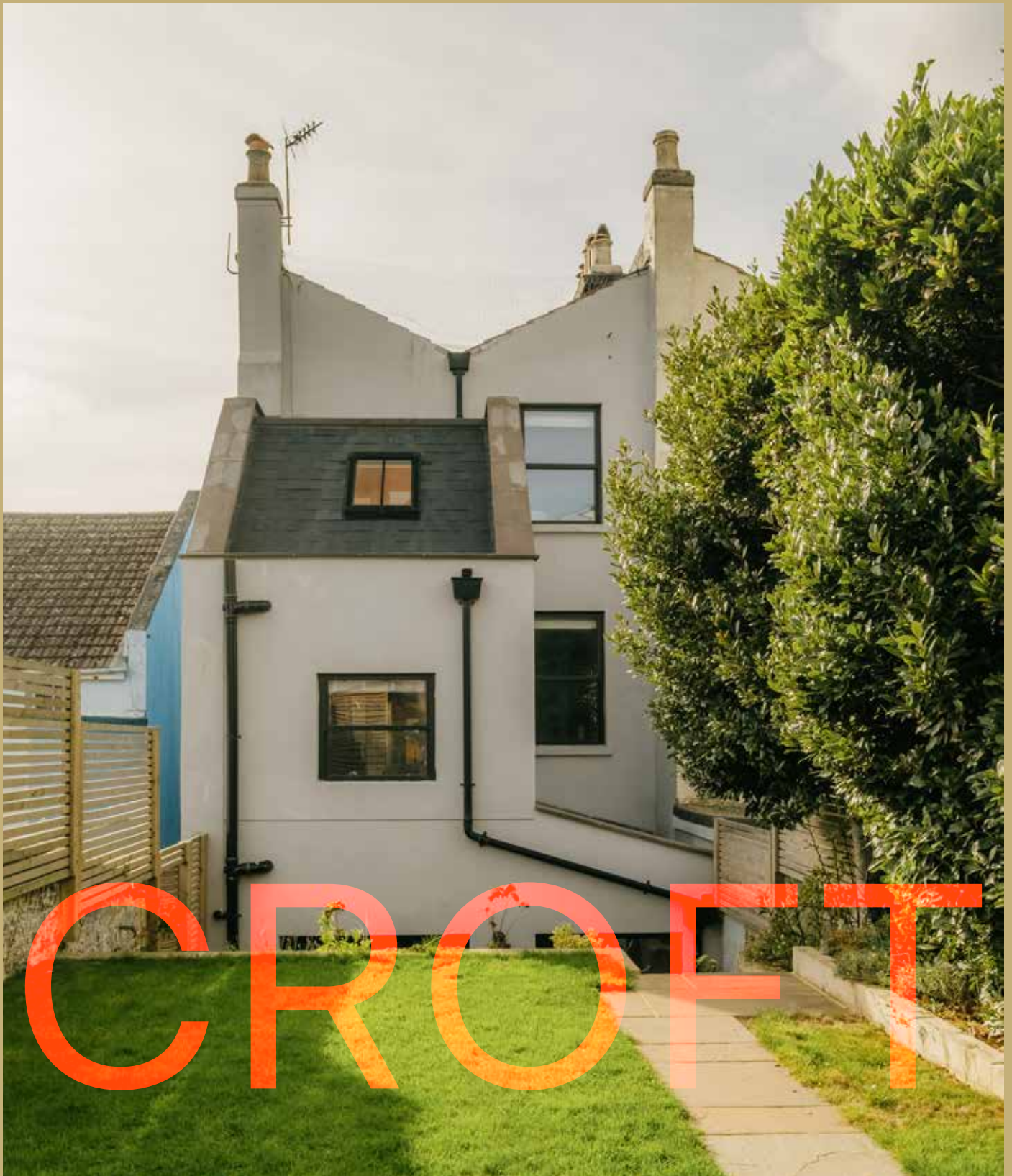
Outside

A flag stone path rises to a level lawn with sawn sleepers defining beds to one side. Set within enclosed boundaries and planted for privacy an elevated west facing terrace provides a space for dining, with a timber outbuilding providing useful storage.

Area

Gensing Road lies within a moment's walk of the independent shops, galleries and restaurants of Norman Road and Kings Road. The promenade and St Leonards Gardens are nearby, with the surrounding architecture of James and Decimus Burton lending a strong sense of character and history. St Leonards Warrior Square station is within close walking distance, offering direct services into central London.





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