



MERCATORIA ST LEONARDS ON SEA

£500,000
Freehold

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MERCATORIA, ST LEONARDS ON SEA

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Awash with gentle character, this well thought out Victorian house sits at the end of Mercatoria terrace. Unfolding over 1480 square feet, a consistent use of colour paired with modern touches complements the buildings otherwise traditional fabric.

Inside

Entry is through a panelled timber door, layered with a patina of colours and set beneath a glazed fanlight. Exposed original floorboards run underfoot and continue throughout. An enclosed hallway provides space for coats and boots, painted with a pop of coral red. The main reception room sits to the right of the ground floor, with a tall east-facing sash window and a cast-iron French vintage stove anchoring the space.



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An adjoining dining area is defined by a wide archway, where a west-facing aluminium-framed door opens directly onto the courtyard garden, allowing light to travel from front to back. Beyond the living area, the modern galley kitchen is lined with muted teal cabinetry and finished with grey brick tiles. A picture window and glazed rear door offer views onto the courtyard and out to the street. At the far end, a reeded-glass pocket door conceals a utility room with WC and basin. A painted wooden balustrade with mid-century detailing lines the staircase to the first floor. The principal bedroom lies at the front of the plan and is finished in a cool grey, with exposed floorboards and built-in cabinetry. Twin sash windows frame the pretty terraced houses opposite. A second double bedroom sits centrally, overlooking Stanhope Place. An original fireplace with painted brick surround and timber panelling adds texture to the room. The family bathroom lies to the rear and is approached via a broad hallway currently used as a reading area, which could equally serve as a dressing room. Inside, the bathroom is fitted with a walk-in rainfall shower, large bathtub and contrasting anthracite radiator.



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Stairs rise to the top floor, where a large double bedroom sits tucked into the eaves. An exposed brick chimney breast adds warmth, and an inset window gives elevated views across the rooftops and down to the sea. The lower ground floor offers a versatile open space. Currently arranged as a Pilates and artist's studio, it would also lend itself well to a home office or additional living space.

Outside

The walled courtyard garden enjoys a quiet, private setting. It is laid in a pattern of brick bonding, ideal for pots and planters. A wrought iron side gate opens onto Stanhope Place.

Area

Mercatoria lies within a few moments' 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 around five minutes on foot, offering direct services into central London.





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