



SOUTHWATER ROAD  
ST LEONARDS ON SEA

£425,000  
*Share of Freehold*

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## SOUTHWATER ROAD, ST LEONARDS ON SEA

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Positioned on the tree lined street of Southwater Road in central St Leonards, this late Victorian maisonette spans three light-filled storeys. Accents of deep colour paired with neutral tones carry through the interiors, while the private west facing garden provides a quiet outdoor retreat.

### Inside

Access to the property is via a panelled timber door with fanlight above, framed by stone pilasters on either side. Inside, a light entrance hallway runs front to back, where a curved wall and intricate corbels decorate the space. A bay windowed reception sits to the front of the ground floor, tall ceilings and timber sash windows frame views of the street below. The large kitchen diner is set to the back of the plan, here pale green cabinetry sits amongst patterned ceramic tiles, with a westerly aspect of the rear garden. A cloakroom WC rests neatly under the stairs. Original balustrade lines the staircase to the first floor, with looped wool carpet underfoot, continuing throughout.





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A large double bedroom used as second reception room garners the morning light through a three-sided canted bay. A further double bedroom is positioned to the rear. Stairs continue to the second floor, where clever terra-cotta cabinetry houses a laundry and storage area on the broad landing. The family bathroom sits to the front, finished in a soft cream tile with original arched sash window. Two further double bedrooms complete the floor.

## Outside

To the front of the property ornate iron work and a sand-stone wall provide a boundary to the street, with wide bays and moulded architrave adding definition to the building's façade. To the rear the elevated terrace climbs down to a private west facing garden, laid to paving and enclosed by a pairing of period brick wall and shuttered fencing, well placed for the afternoon light.

## Area

Lying within easy reach of the seafront, with the promenade and beaches of St Leonards a short walk away. Independent shops, restaurants and galleries are easily accessed on Kings Road and Norman Road, with the colourful Hastings Old Town also within walking distance. St Leonards Warrior Square station is a one-minute walk, offering a direct link into Central London.





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