



ALFRED STREET
ST LEONARDS ON SEA

£475,000
Freehold

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Awash with layered pastels and neutral tones.

- ~ Walled courtyard garden
- ~ Original detail
- ~ Three double bedrooms
- ~ Central St Leonards location

Set on the charming Alfred Street in central St Leonards is this well thought out, three-bedroom Georgian house. Painted in a pale pink with contrasting sage windows, awash with layered pastels and neutral tones, giving a subtle nod to its playful history as a confectioners.



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Inside

Access to the property is via a panelled timber door, with decorative glazed fan light above. To the front of the plan the living area is framed by tall casement windows, to the rear a dining area which is cleverly separated by a large chimney breast in the centre of the space. Finished in a chalky peach, fitted with anthracite radiators, and built-in alcove shelving, offering a balance of modern design and Georgian detail.

A rounded archway with original plaster corbels links to the separate earthy green kitchen. Powder blue cabinetry and ceramic butlers sink are housed in an oak work-top, with timber French doors leading to the secluded south facing walled courtyard. Adjacent, a versatile utility room with WC provides access to a secondary internal courtyard area.

Retained whitewashed boards climb to the first floor where a recessed window allows soft light to fill the space. The landing is fitted with original timber cabinetry, providing useful storage.



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The principal bedroom sits to the front, painted in a neutral cream, with Sisal carpet underfoot and original sash windows. A second double bedroom is finished in muted green, with a southerly aspect and further Sisal carpet. The third double bedroom to the rear overlooks the courtyard and surrounding rooftops, offering a glimpse of the sea. The bathroom is dressed in a palette of delicate whites, with glazed tiles and a high set fluted window.

Outside

A private south facing courtyard garden is framed by large brick planters, climbers and shrubs. There is space for outdoor dining, transitioned by large doors from the kitchen area.

Area

Positioned in the heart of central St Leonards, the house is a brief stroll from Norman Road and Kings Road with a variety of independent shops, restaurants and galleries. The seafront and promenade are moments away, with the colourful Hastings Old Town also within walking distance. St Leonards mainline station is moments away, providing a direct link into Central London.





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