



THE MOUNT ST LEONARDS ON SEA

£600,000
Share of Freehold

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Quietly tucked in the leafy surroundings of The Mount in the Burton conservation area is this well considered two-bedroom ground floor apartment. Set within a grand Burton villa the space has been thoughtfully redesigned, pairing intricate original details with modern interventions to create a light and refined space, with far reaching southerly views.

Inside

Entry is through a half-glazed timber door opening to a broad internal hallway. Original lincrusta wall coverings are framed by tall skirting boards, layered architrave and ornate over door pediments. Pale timber boards run underfoot with an elaborate stained-glass bay window, allowing soft colours from the evening light to move throughout the interior.



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The principal bedroom sits to the front of the plan, where a large, canted bay gives views of planted flower beds and The Mount. Detailed cornicing decorates the room, with bespoke Douglas fir cabinetry providing storage. A second double bedroom sits beyond, where familiar high ceilings give a sense of space. The large family bathroom is tiled in a playful yellow, fitted with a walk-in rain shower and half bath. Repurposed cheeseboard timber cladding lines the vanity wall, adjacent to the enclosed utility area.

To the rear the main living area is arranged as one open volume. Tall sash windows are crowned with carved frieze facades, framing far reaching views. The hand-crafted kitchen is formed from solid Iroko joinery, defined by a large central island topped in a subtle stainless steel with a Novy induction hob. To the right of the kitchen an original Burton marble surround houses a working Victorian fireplace, with further exposed boards running throughout and deep-set cornicing bordering the ceilings above. A grand segmental arched opening separates the snug and gives way to the adjoining sun-room. Designed by architect James Stevens for all year-round use whilst giving elevated views of the surrounding gardens and down to the sea.



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Slim steel window frames are clad in patinated copper shingles, with a Douglas Fir interior lining and playful Max Lamb tiles underfoot. A wrought iron spiral staircase paired in a shade of green leads down to the private rear garden.

Outside

The large private garden lies below, wrapping around the rear of the building, set high above Quarry Hill with balconied views toward the coastline. A Corten arbor planted with jasmine and clematis provides a focal point, while stone-edged beds are planted with mature perennials and evergreen structure. A secluded stone staircase gives private access to the street and down to the promenade and beach beyond. A private driveway to the front offers off street parking with EV charger, and side access.

Area

St Leonards Gardens and the promenade are moments away, while a short stroll takes you to the creative hub of St Leonards, with Norman Road and Kings Road offering an abundance of independent shops, restaurants and galleries. The eclectic Hastings Old Town is also within walking distance. St Leonards mainline station is a short stroll, providing a direct link into Central London.





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