



KINGS ROAD
ST LEONARDS ON SEA

£625,000
Freehold

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

CROFT



KINGS ROAD, ST LEONARDS ON SEA

£625,000 Freehold

Occupying a prominent position on the popular Kings Road, where independent shops and cafés animate one of St Leonards most vibrant streets, this handsome Victorian building is arranged as a substantial retail unit and workshop below, with a generous two-bedroom apartment arranged across the upper floors. An original shopfront, painted in a warm ochre, anchors the street, while above, towering sash windows, elaborate plasterwork and wide timber floorboards speak to the building's nineteenth-century origins.

Inside

Entry to the apartment is through a painted timber door, set discreetly to one side of the shopfront. A broad timber staircase rises through the building to a large half landing, where a cloakroom WC and shower room sit to the left. The principal bathroom sits alongside, centred around a broad vanity with twin ceramic basins. A large sash window overlooks neighbouring rooftops, while blush-toned tiling, a walk-in shower and softly filtered natural light create a calm, restorative atmosphere.

A short flight of stairs rises to the principal living spaces.



CROFT

The kitchen sits to the right, designed and installed by Studio FRANK. Freestanding cabinetry finished in a warm orange is paired with plywood detailing, recycled paper Richlite worktops and brushed brass fittings to create a quietly expressive material palette, while a generous floating larder cupboard and integrated stainless-steel shelving bring practicality to the space. A dining area sits beneath the large sash window, framing open views across the rooftops beyond. Original plasterwork and stripped timber boards provide a gentle counterpoint to the contemporary joinery. The principal reception lies alongside, spanning the full width of the plan. It is bathed in natural light through three tall round-headed sash windows overlooking the vibrant street below. Decorative cornicing and an intricate frieze of ribbon bows remain intact, while a marble fireplace fitted with a wood-burning stove forms a natural focal point. Bespoke timber shelving is set neatly within the alcoves, paired with wide original floorboards running underfoot.

Stairs rise to the uppermost floor, where an east-facing roof terrace rests at the half landing. The upper floor holds two generous double bedrooms. The principal occupies the front of the plan, spanning the full width of the building and echoing the proportions of the reception room below. Three further elegant round-headed sash windows overlook Kings Road, paired with an original fireplace flanked by softly curving chimney-breast alcoves. To the rear, the second bedroom enjoys a quieter position, centred around its own original fireplace and filled with soft natural light through a large sash window.



CROFT

The commercial space sits beneath, its independent entrance set within the building's original timber shop-front, painted in a warm ochre yellow with generous glazing addressing the bustling street. The ground floor is currently arranged as retail space; beyond are a large studio space and WC. Stairs descend to an extensive basement, currently used for woodworking, offering generous ancillary space with considerable flexibility.

Outside

The east-facing roof terrace offers a quiet retreat above the bustle of St Leonards. Positioned to capture the morning sun, it provides space for outdoor dining and potted planting. Slatted timber screening provides gentle privacy while preserving open views across the surrounding roof scape.

Area

Positioned on Kings Road, among the independent shops, cafés and restaurants that define this lively corner of St Leonards, Norman Road and the seafront promenade are moments away, while the galleries and antique shops of Hastings Old Town are a short stroll along the coast. St Leonards Warrior Square station sits at the end of the road, providing direct rail services to London.





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

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