



THE MOUNT
ST LEONARDS ON SEA

£525,000
Leasehold

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Forming part of a grand detached villa in the Burton conservation area of St Leonards is this refined two-bedroom garden apartment, positioned on The Mount. Thoughtfully reimagined, combining early nineteenth-century restored detail with bespoke joinery and modern architectural design.

Inside

Entry to the building is via a glazed timber door set beneath a classic portico with pilasters on either side. An impressive entrance sits beyond, laid with intricate floor tiles, deep panelling and original cornicing overhead.

Inside the apartment a broad central hallway separates the space, with Hawwood oak flooring underfoot. The living space is located to the rear of the plan, where high ceilings are framed by casts of layered Decimus Burton cornicing. A large-canted bay window with renewed sash windows draws the southerly light, providing elevated views of the large private walled garden and over to the sea.



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A Nordpeis woodburner sits below an original veined marble surround, anchoring the space. Handcrafted joinery finished in a deep green runs the full width of the room, while a cleverly positioned media unit divides the living and kitchen areas. Here, bespoke cabinetry and Silestone surfaces house integrated “hide and slide” appliances, with a secluded pantry to one side.

To the front, the principal double bedroom provides an outlook on to The Mount through familiar double glazed sash windows, a feature running throughout the plan. High ceilings and detailed cornicing give a sense of drama and scale, sitting against half panelling painted in bone. A second bedroom dedicated as a study offers flexibility of use, with bespoke joinery incorporating concealed lighting and storage.

At the far end of the hall the bathroom is quietly resolved, finished with large-format tiling and concealed lighting, maintaining a restrained material palette. A separate utility, WC and quaint potting shed complete the space.



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Outside

The private south facing walled garden sits below, decorated with an original reconditioned Burton balustrade, lawns and planted beds. A garden room finished for year-round use sits neatly in the corner, suitable as a studio, workspace or retreat. Gated side access gives way to the crescent at the front, where private tennis courts and mature planting reinforce the quiet, established character of its surroundings.

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 close by, providing a direct link into Central London.





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