



CHAPEL PARK ROAD  
ST LEONARDS ON SEA

£650,000  
*Freehold*

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## CHAPEL PARK ROAD, ST LEONARDS ON SEA

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Positioned within an attractive period terrace on Chapel Park Road, this four-bedroom Victorian house presents a sophisticated dialogue between 19th-century details and contemporary interventions. A handsome red-brick façade is defined by decorative Italianate stone balustrade, stucco trims, and an impressive arched entrance with curved fanlight. The east-facing frontage draws a consistent light into the primary rooms, while the interior has been thoughtfully reworked to include a generous open plan kitchen diner.

### Inside

Entry is via a traditional patterned tiled path leading to a glazed timber door. The entrance hall sets an elegant tone, with terracotta tiles underfoot and walls lined in traditional panelling. The hall opens into an open-volume reception room decorated in soft powder blue tones.

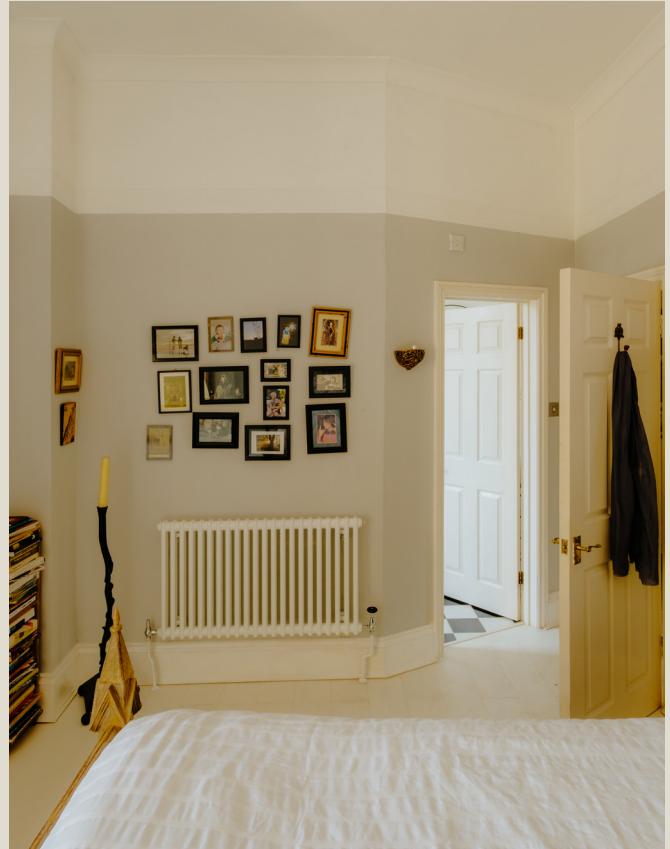


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Period details define the space; block parquet flooring runs underfoot, anchored by a marble fireplace and ornate plasterwork above the door headers. A large east-facing bay window draws in a soft, even light from the front, while panelled timber doors provide access to the elevated rear terrace and garden below.

Stairs with a turned timber banister descend to the garden level, which adopts a more industrial aesthetic. Exposed structural beams, painted in a contrasting red, define the open-plan kitchen and dining space, paired with an exposed brick nook. Muted cabinetry is topped in quartz, with a large central island providing a focal point. Crittall-style doors open directly onto the terrace, framing a leafy outlook of the west-facing garden beyond. A utility room and cloakroom complete the floor.

The upper floors house four double bedrooms. The principal bedroom occupies the full width of the first floor, with whitewashed engineered timber floorboards and views across the tree-lined road. Adjoining it is a restrained en-suite bathroom featuring a classic black-and-white chequerboard floor. At the rear of the first floor is a west-facing second bedroom, currently arranged as a study.



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The loft rooms are decorated in a minimal palette of crisp white and pale stone, with light entering from above through Velux windows. A shower room with WC is finished with inky glazed wall tiles and contemporary fittings.

## Outside

The west-facing garden is a private, multi-level sanctuary grounded by mature planting. A large terrace extends from the kitchen level, with the plan descending toward a substantial timber garden room. Currently arranged as an office, the space is equipped with a log burner for year-round use and sits surrounded by established olive trees and evergreens. A driveway set to the front provides off street parking.

## Area

The seafront and promenade are a short walk away, with the beaches of St Leonards close at hand. Kings Road and Norman Road offer a collection of independent shops, restaurants and galleries, while Hastings Old Town is also within walking distance. St Leonards Warrior Square station is moments away, offering direct connections to London.





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