



ELPHINSTONE ROAD  
HASTINGS

£450,000  
*Share of Freehold*

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## ELPHINSTONE ROAD, ST LEONARDS ON SEA

£450,000 Share of *Freehold*

Occupying the entire ground floor of an imposing Victorian villa is this exceptional two-bedroom ground floor apartment. Thoughtfully reworked, balancing retained character with careful contemporary detailing. High ceilings, generous glazing and a rich, well-judged material palette run throughout, allowing natural light to move easily through the plan.

### Inside

Entry is through a panelled timber door, set beneath a shallow gabled porch. Inside, a broad central hallway is laid with solid herringbone flooring, continuing throughout. To the left of the plan, the principal bedroom overlooks the private south facing garden through original double-glazed sash windows; a cast iron fireplace anchors the space. A calm ensuite shower room is finished in marble tiling, with a walk-in rain shower and underfloor heating adding a subtle layer of comfort.



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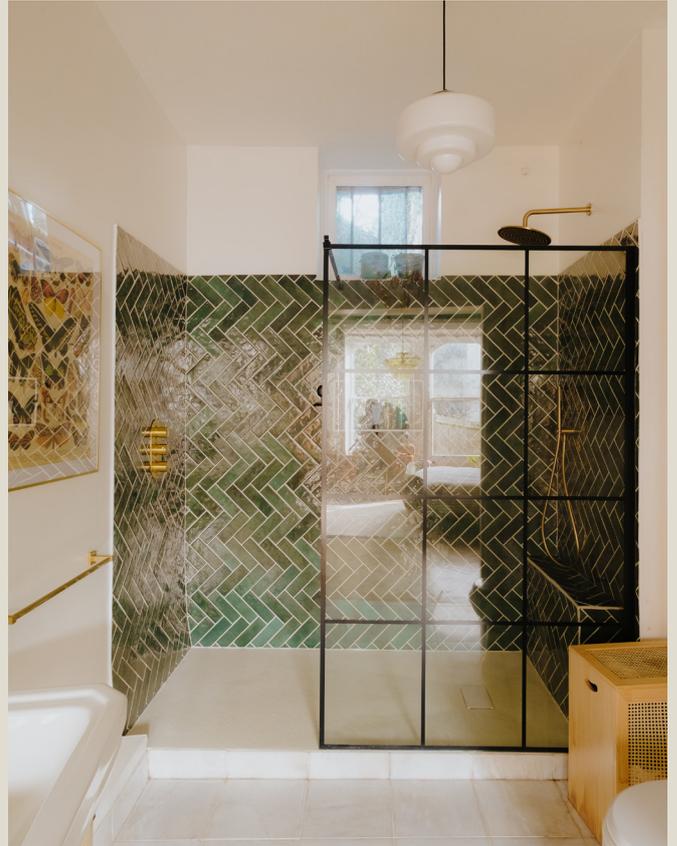
Adjacent, the second bedroom is equally well proportioned, defined by towering dual-aspect windows, framing views across the garden and town-scape beyond.

Patterned wallpaper sits alongside deep green painted walls and retained plasterwork, with original floorboards lending texture and warmth.

To the right of the plan, a large canted bay window lines the elevation of the reception room. Near floor-to-ceiling sash windows frame south-easterly views towards the West Hill, as a rouge fireplace with tiled hearth centres the room.

The kitchen diner is generous in scale, fitted with deep blue cabinetry topped in smoky quartz. Twin sash windows draw easterly light into the space and hallway beyond, where a bank of bespoke joinery provides ample storage.

A family bathroom is positioned at the far end, finished in playful tones of pink with period-appropriate fittings. A roll-top bath and further marble tiling lend the room a sense of confidence.



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## Outside

The apartment is approached through a private gate, opening into a secluded south facing garden. Mature trees, perennial planting and seasonal flowers create a layered, established setting, with a newly appointed terrace well positioned to enjoy sun throughout the day.

Allocated off-street parking sits beyond, with an additional area of lawn belonging to the apartment offering further flexibility.

## Area

Ideally located for access to Alexandra Park, popular Queens Road, The Yard at Waterworks Road and St Andrews Market. The historic Hastings Old Town is a short stroll over the West Hill, while the seafront and St Leonards are also within walking distance. Main-line train stations are both in close proximity, with Ore being 0.5 miles away providing high speed links into Central London via Ashford International.





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