



LONDON ROAD
ST LEONARDS ON SEA

£325,000
Leasehold

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Occupying the ground floor of a handsome Victorian end-of-terrace townhouse, shouldering a striking Gothic church, this grandly proportioned two-bedroom apartment overlooks leafy gardens to both the front and rear. Its white stucco façade is defined by generous canted bays, lending the building a quiet grandeur. Elaborate decorative mouldings, original fireplaces and timber floorboards complement the interiors, where a restrained palette of understated colours and handcrafted finishes define the space.

Inside

A shared entrance hall leads to the apartment, where warm timber flooring begins in the hallway and runs through much of the plan, with parquet giving way to broad boards in the principal rooms. The principal reception room occupies the front of the plan, a generous space with high ceilings and a wide bay drawing in easterly light.



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Walls in a gentle shade of green sit against architectural detail, where intricate plasterwork, striking marble fireplace and original timber sash windows anchor the space. A double bedroom sits alongside, enjoying a similar scale, with a familiar wide bay framing views of the street below. Soft taupe walls are the backdrop for a bank of handmade wardrobes painted in a deep forest green. The kitchen is set to the left of the plan, with bespoke joinery crafted by a local cabinet maker. Hand-painted powder blue in-frame cabinetry is topped in solid timber, paired with a ceramic Butler sink creating a characterful space. Patterned tiled splash backs add warmth and colour, while a small sash window gives views of the church. To the rear, a large double bedroom overlooks neighbouring gardens through an imposing timber bay. An elegant fireplace, elaborate cornicing, cast-iron radiator and tall skirting boards preserve the rooms Victorian character, softened by a muted palette of crisp grey walls and natural carpet underfoot. The bathroom sits to the side, overlooking the gardens. Period-appropriate fittings rest alongside timber panelling, earth-toned floor tiles and a cast-iron radiator.



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Outside

Neighbouring gardens to both the front and rear provide a verdant outlook throughout the seasons, while the apartments lightly elevated position draws natural light into the interiors.

Area

The seafront and 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 in close proximity, providing a direct link into Central London.





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