



CHARLES ROAD
ST LEONARDS ON SEA

OIEO £400,000
Share of Freehold

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Occupying the upper levels of a substantial Victorian townhouse overlooking Gensing Gardens is this three-bedroom split-level apartment. Elevated views and grand proportions are entwined with original detail and design.

Inside

The open staircase climbs to a broad landing, painted in a balanced pink, set against exposed timber boards and black balustrade. The principal reception room sits to the front of the plan, where a tripartite sash window frames views over the surrounding treetops and down towards the sea. A small east-facing balcony sits beyond, with space for a table and chairs. Original boards continue underfoot, above decorative cornicing lines the tall ceilings.



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A large separate kitchen is positioned alongside, fitted with muted cabinetry topped in timber. An arched sash window sits centrally, drawing easterly light into the space. To the rear, a spacious double bedroom is currently arranged as a studio. Three sash windows with striped reveals line the elevation, offering open views across the surrounding greenery. A bare plaster chimney breast and cast-iron radiators add texture to the space. A utility room is set neatly behind a pocket door on the half-landing below.

Stairs continue to the uppermost floor, here two further double bedrooms are set within the eaves. A familiar material palette continues, where subtle greens and soft powder blues sit against exposed brickwork and raw plaster. The family bathroom sits adjacent, dressed with a freestanding roll-top bath painted in a burnt orange tone set against dark tiled floors. A smaller shower room with WC completes the floor.



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Outside

Large piers with a low set wall provide a boundary, with canted bays and moulded architraves adding definition to the building's facade. A terrace accessed from the central landing via a glazed wooden door provides an ideal space for potting. Gensing Gardens lies opposite, offering green spaces and a selection of community activities.

Area

Perfectly positioned in central St Leonards, the apartment is a short walk from Kings Road and Norman Road, home to independent restaurants, bars, galleries and boutiques. The seafront and promenade are also nearby, with the colourful Hastings Old Town within walking distance. St Leonards mainline station is a few minutes' walk away, providing a direct link into Central London.





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