



MERCATORIA
ST LEONARDS ON SEA

£750,000
Freehold

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Positioned on the popular terrace of Mercatoria, this rare double-fronted house, once occupied by a dance school, has a distinctive presence on the street with its pink-painted façade. Reconfigured as a substantial four-bedroom home arranged across four levels, its former life still evident in the generous proportions that define the plan. Exposed brickwork, cast-iron radiators and a confident use of materials define the interior, while elevated views extend towards the South Downs from the upper floors.

Inside

Entry is via a chartreuse timber door opening into a large open-plan living space. Exposed brickwork, glass balustrades and cast-iron radiators establish a palette of materials that continues throughout the house. The kitchen sits to the left-hand side of the plan, arranged around dark forest cabinetry topped with quartz.



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Beyond, a generous dining area sits at the centre of the space, drawing light from a glazed sunroom positioned to the rear leading into the walled courtyard garden. A cloakroom completes the floor.

The original open staircase rises to the first floor, where three bedrooms are arranged around a central landing. Rich timber boards run underfoot throughout much of this space, paired with a consistency of crisp white walls. The principal bedroom overlooks the courtyard garden to the west, with sandstone alcoves shouldering the chimney. An en-suite shower room finished with green tiling and brass hardware sits alongside. Two further bedrooms occupy the eastern elevation. One retains its original fireplace, set against exposed brick, and both enjoy views across the surrounding terraces. The family bathroom completes the floor, finished in a restrained palette of natural hues and cork flooring, fitted with a freestanding fluted bath and walk-in shower.

Stairs continue to the uppermost floor, where the principal bedroom could also offer additional living space. A kitchenette with navy cabinetry and quartz worktops sits neatly to one side. Enclosed by a glass balustrade, a terrace offers expansive views across the St Leonards coastline towards the South Downs, enjoying the evening sun.



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The lower ground floor is accessed via a glass-framed staircase from the main reception room, retaining the broad, uninterrupted volume of its former time as a dance studio. Exposed beams and brickwork run throughout, while a further kitchen is positioned to one side. A tiled lightwell introduces character, whilst the ancillary brick-lined stairwell connects to the sunroom above.

Outside

The walled courtyard garden opens from the sunroom, enclosed by varied stone walls, it offers plentiful space for seating and planting. The west-facing roof terrace occupies an elevated position from which to take in the views towards the south downs.

Area

Mercatoria lies within a few moments' walk of the independent shops, galleries and restaurants of Norman Road and Kings Road. The promenade and St Leonards Gardens are nearby, with the surrounding architecture of James and Decimus Burton lending a strong sense of character and history. St Leonards Warrior Square station is around five minutes on foot, offering direct services into central London.





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