



EDWARD ROAD
ST LEONARDS ON SEA

£190,000
Share of Freehold

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Occupying the first floor of a handsome Victorian terrace this one-bedroom apartment combines generous proportions with quiet contemporary interventions, its exterior defined by a soft pistachio-green stucco façade, decorative cornicing and tall bay windows. A pared-back language of painted floorboards, white walls and exposed brick runs throughout. Positioned on the upper slopes of central St Leonards, enjoying far-reaching views across the surrounding rooftops and down towards the sea.

Inside

Entry is through a neat, shared hallway, where stairs rise to the first floor. A linear hall runs through the apartment, ending with a generous bank of built-in cabinetry. Timber boards underfoot, painted in a soft grey continuing largely throughout the plan.



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At the rear, the kitchen enjoys an elevated south-facing outlook across the town and the sea beyond. Matt white cabinetry, oak work surfaces and large-format grey floor tiles create a simple, modern workspace, whilst a raised lateral opening welcome light into the space. The reception sits alongside, anchored around an exposed brick chimney breast with a black tiled hearth. Painted floorboards and crisp white walls give the room a quietly elegant character, while a large bay window draws in the southerly light throughout the day, overlooking the townscape and the sea.

Occupying the front of the apartment, the double bedroom is arranged around a second exposed brick fireplace, with a broad timber sash bay introducing soft light throughout the day. White walls and painted timber floorboards reinforce the apartment's restrained quality. The bathroom completes the accommodation, fitted with a walk-in shower, contemporary sanitary ware and large-format grey tiles. A tall timber sash window provides natural light.

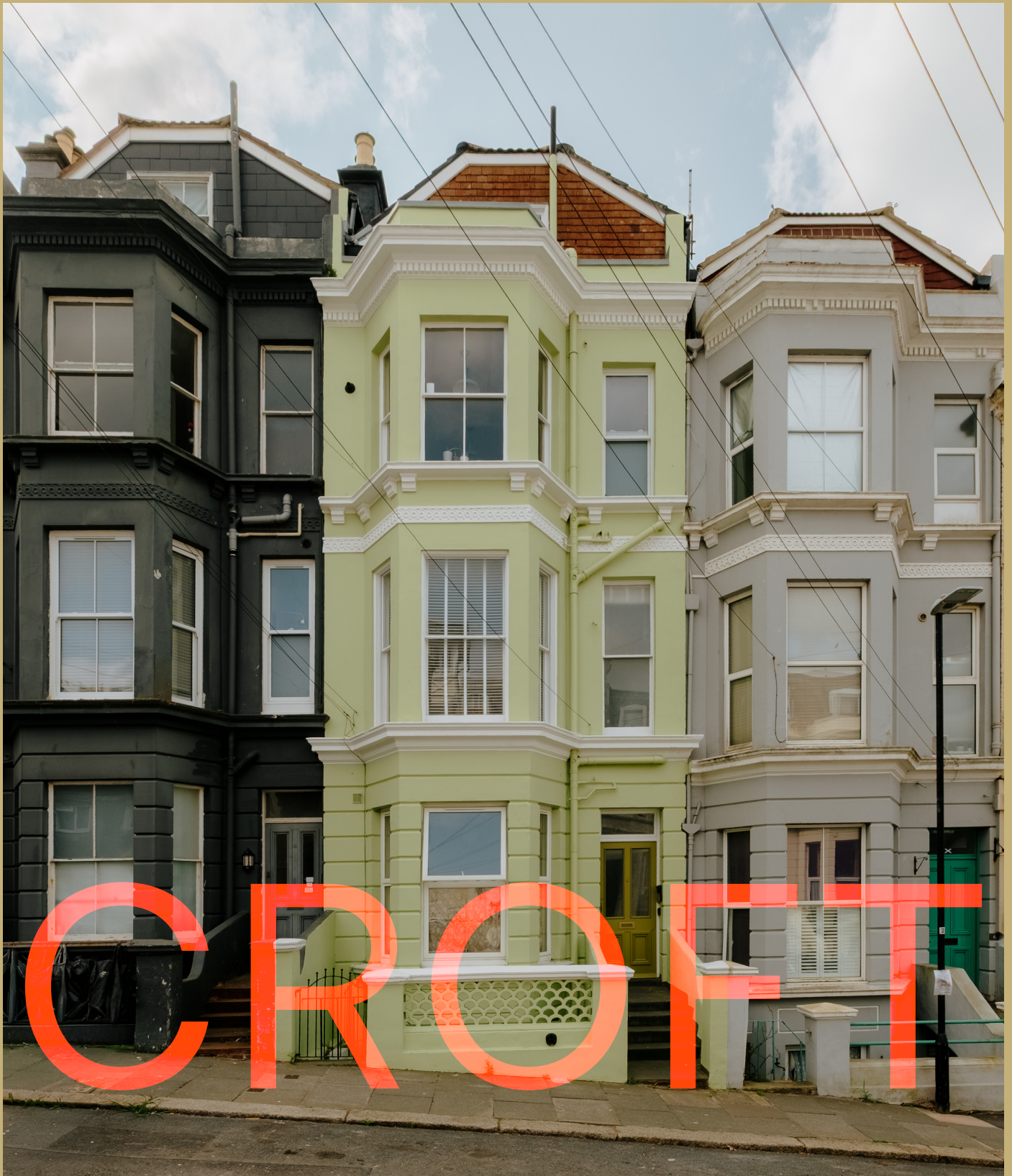


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Area

Ideally situated in the centre of St Leonards within minutes of Kings Road and Norman Road, offering an array of independent shops, restaurants and galleries. The seafront and promenade are moments away, with Hastings Old Town also within walking distance. St Leonards Warrior Square mainline station is a five minute walk, allowing a direct link into Central London.





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