



BOHEMIA ROAD
ST LEONARDS ON SEA

£385,000
Freehold

HELLO@CROFTAGENCY.CO.UK
+44 (0)1424 587087

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Set within Bohemia, this three/four bedroom end of terrace house carries an unusual local history. Formerly a public house and later a bookshop, the building has long held a place within the fabric of the area. Its red-painted shopfront remains, now opening into a richly coloured interior, where reclaimed materials and a confident palette sit comfortably within the original plan.

Inside

Entry is via the original glazed shop door, which opens into an enclosed panelled hallway. Space for coats and boots sit to one side, while a cast iron radiator introduces a detail repeated throughout the house. Reclaimed mahogany parquet runs underfoot, continuing throughout the ground floor. Set behind the generous shopfront window, the principal reception draws in easterly light, which carries through the depth of the plan towards the west-facing dining space.



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Exposed brick, painted in a fresh stone hue, surrounds the Esse wood-burning stove. The adjoining central reception is currently arranged as a TV room, painted in a deep, warm red, lending a more enclosed atmosphere. To the rear the open-plan dining room and kitchen reads as a single space. Built-in banquette seating picks up familiar red tones, paired with Shaker-style solid oak cabinetry dressed in brass hardware and topped in quartz. The upper cabinets deepen the palette, and a built-in bookshelf above the dining table provides plenty of space for display. A long rooflight in the dining room draws a consistent light, while a door from the kitchen opens into the courtyard garden. A useful utility is set to the rear, completing the floor.

Stairs rise from the hallway to the floor above, where timber floorboards run throughout. The principal bedroom sits to the front, with twin casement windows offering an easterly aspect over Salisbury Road. A bank of fitted wardrobes lines one wall. A further double bedroom sits besides, facing west over the courtyard garden with original joinery and a tiled fire-place surround decorating the room.

A study area provides a link to the family bathroom positioned at the rear, complete with roll top bath, half height panelling and glazing overhead.



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A further bedroom, shower room and study occupy the upper floor. A large double bedroom is lit from the east by two Velux windows, with walls drenched in an earthy red. The shower room sits alongside, grounded by handmade Moroccan terrazzo tiling and a bespoke stone-topped vanity unit, bringing an individual note to the space. The study to the rear provides far-reaching views of the surrounding rooftops to the west. On the lower ground floor a brick lined cellar is currently utilised as a workshop.

Outside

A neat courtyard garden opens from the kitchen, with a gate providing access to the useful side passage. West-facing and lit by the afternoon sun, the walled and paved space has a built-in bench for seating and enjoying potted planting.

Area

Both Alexandra Park and Central St Leonards are within walking distance, giving access to the numerous popular restaurants, cafes and galleries of Kings Road and Norman Road. St Leonards mainline station is a brief stroll, providing a direct link into Central London.





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CROFT AGENCY LTD.
THE OBSERVER BUILDING, HASTINGS TN34 1DT
Company No. 15471364 (Registered in England and Wales)