



KENILWORTH ROAD  
ST LEONARDS ON SEA

£985,000  
*Freehold*

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## KENILWORTH ROAD, ST LEONARDS ON SEA

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Located in the St Leonards East conservation area on Kenilworth Road is this substantial four-storey, semi-detached Victorian home. Carefully redrafted, refined interventions and considered materials add to its original scale and sense of grandeur.

### Inside

Entry is via a stained-glass timber door, into a large vestibule area with reeded glass door set. Terrazzo flooring runs underfoot and into the hallway, where gentle lime wash tones sit against the darker hues of the original staircase. Laid with original restored wooden boards the principal living space sits to the right of the plan, where opposing bay windows and layered cornicing decorate the walls. Generous double glazed sash windows draw East and Westerly light through the space, while a marble frieze fireplace surround, with cast iron insert provides a focal point to the room. The adjoining kitchen houses rich bamboo cabinetry and a large island, topped with a deep green Brazilian quartzite.



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A well-appointed pantry and garden room are positioned to the rear, providing access to the west facing garden. Stairs descend to the lower ground floor which currently serves as a versatile family area. Two large double bedrooms house a playroom and gym. A galleried utility area leads from the hallway to a shower room at the far end, where expressive colours and bold repetitions compliment the space. A separate WC is positioned neatly under the stairs, and a side entrance allowing additional access to the garden completes the floor.

On the uppermost storeys, high ceilings, generous light and retained period proportions tie the house firmly to its Victorian origins. The principal bedroom sits to the rear of the first floor. Arranged as a quiet retreat, bespoke fluted joinery fits carefully into the alcoves. Subtle wall and ceiling tones are set against dark-stained boards, giving depth and contrast. Three further double bedrooms occupy the remaining first and second floor, offering intricate plasterwork, original cabinetry and refurbished double glazed timber sash windows. Both bathrooms are individually finished with deep-veined marble, detailed mosaics and brass hardware, paired with Water Monopoly fittings. Clever use of colours and materials strikes a welcome balance of playfulness and practicality.





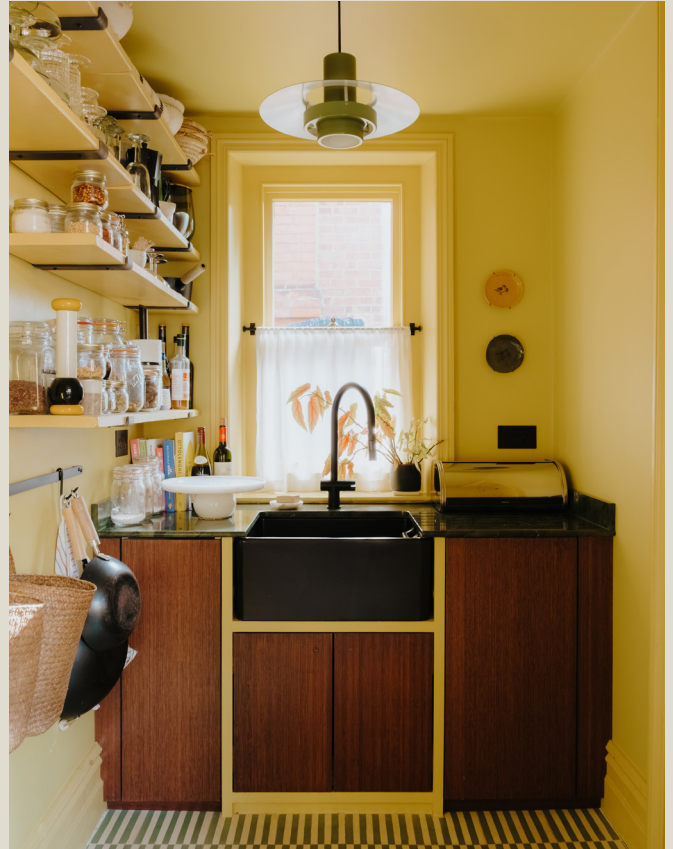
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## Outside

To the rear, the house opens onto the west facing walled garden where established evergreens and raised beds border the large porcelain terrace, providing added privacy. A post and beam timber playhouse with undercroft stands elevated in the far corner.

## 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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