



GILBERT ROAD
ST LEONARDS ON SEA

£1,200,000
Freehold

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Set back from the road, on a generous plot, this substantial six-bedroom detached house is defined by grand proportions, prominent timber box bays, and classic red-brick elevations across three floors. Original detailing has been preserved throughout, resting against a restrained palette of natural materials and soft tones. With an east to west orientation, the property captures the shifting light throughout the day, while its elevated position allows extensive views from the upper floors.

Inside

Entry is via a traditional timber door with Banham hardware, opening into an enclosed vestibule. Original encaustic tiles run underfoot, paired with walls in a muted taupe, illuminated by an arched stained-glass window set to one side. A reeded glass door set leads into the grand central hallway, where intricate modillion block coving lines the high ceilings set above oak parquet flooring. A wide turned staircase sits to the left, painted in a rich tobacco brown with panelled stair aprons rising through the house. Under-stair storage is concealed below.



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A formal reception room is positioned to the front of the plan, filled with morning light through a large timber box bay window. Crisp white walls are paired with delicate plasterwork and low-profile cast iron radiators, decorated with brass fittings. To the rear, the kitchen draws in views of the garden through a glazed timber door. A central island and open shelving define the space, accented by metal hardware and softened by tactile cafe style curtains beneath the timber tops. Alongside, a walk-in pantry finished in a heritage olive palette incorporates plentiful storage, with traditional panelling and a marble sink lending period character. Steps descend from the kitchen to a lower-ground level, currently arranged as a versatile children's den and wine cellar. Adjacent sits the principal reception room, familiar parquet flooring continues, paired with pale blue walls. A marble fireplace houses a log burner, while ornate Arroll radiators punctuate the walls. A deep bay window joins a glazed door set that opens directly onto the terrace and garden beyond. A cloakroom and WC complete the ground floor.

Sisal treads line the staircase, continuing onto the broad first-floor landing. Three double bedrooms and a dressing room occupy the space. Positioned to the front, the main bedroom faces east over Hastings through twin timber sash windows. Exposed boards run underfoot, while the pressed anaglypta ceiling adds texture overhead. To the rear, two further bedrooms face west over the lawn, finished in a soft cream and pale pink, with crown-glazed timber sashes.



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A family bathroom is set to the side, draped in a muted green palette. Honey-toned boards ground the space, where a freestanding ivory bath and a separate walk-in shower sit against period-appropriate fittings. The turned staircase continues to the uppermost floor, where three double bedrooms sit beneath the gentle angles of the eaves. Stripped boards continue throughout. The east-facing bedroom to the front is finished in a soft taupe, allowing elevated views. Two further double bedrooms face west, one configured as a creative studio, the other a gentle space with walls lined in a repeat pattern paper. A second family bathroom completes the floor.

Outside

The house sits within a deep plot, a wide boundary buffering the quiet street, with space for parking, a garage and a log store sitting to the side. At the rear, a terrace opens from the kitchen and principal reception, leading to a large walled garden. Mature trees provide structure and privacy throughout the garden, while pathways run beyond the lawn where planting beds, timber playhouses and shaded canopies provide a sheltered backdrop.





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