



WARRIOR GARDENS
ST LEONARDS ON SEA

£250,000
Share of Freehold

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Occupying the ground floor of a terraced Victorian townhouse on Warrior Gardens, this two-bedroom garden apartment pairs retained period detail with a tapestry of confident materials and colour.

Inside

Entry is into a central hallway, where towering ceiling heights have been utilised to provide clever storage overhead. A large reception sits to the front where intricate soft leaf cornicing traces the ceiling line, while large windows draw a southerly light into the space. The open-plan kitchen and reception room is anchored by a veined rouge marble fireplace with decorative frieze. The broad canted bay window provides glimpsing south westerly views down through Warrior Square Gardens and towards the sea. Coloured cast-iron radiators run throughout, adding depth and rhythm against the building's original proportions. Two double bedrooms are positioned to the rear of the plan.



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The principal bedroom features a near full height timber sash window with views across to the private rear terrace. An exposed brick fireplace and a clever stained glass insert complete the room. The second bedroom opens directly onto the terrace, creating an easy relationship between inside and out. A modern shower room is finished with a walk-in shower enclosure and a restrained material palette.

Outside

To the rear, a private terrace with raised beds climbs away from the building. Steps rise to St John's Road, offering a rare secondary access point. There are glimpses towards the sea from the frontage, emphasising the homes coastal setting.

Area

Ideally situated in the centre of St Leonards moments from the popular Kings Road and Norman Road, offering an array of independent shops, restaurants and galleries. Warrior Square Gardens, the seafront and promenade are all nearby, with Hastings Old Town within walking distance. St Leonards Warrior Square mainline station is in very close proximity, providing a direct link into Central London.



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