



SILCHESTER ROAD
ST LEONARDS ON SEA

£695,000
Freehold

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Occupying a prominent position on Silchester Road, this substantial Victorian building sits confidently across four storeys. Its original shopfront is set beneath a warm taupe façade, punctuated by pale blue-painted windows. Formerly an exotic greengrocers, its live/work space now holds a record shop and separate apartment. Above, five bedrooms, elevated roof terraces, stained-glass windows and decorative mouldings combine with a confident use of colour to create a house rich in character and period detail.

Inside

The ground floor retains the building's original commercial presence. The historic shopfront leading to a record shop and licensed bar. Concrete floors, a wrought-iron staircase and high-level storage reinforce the industrial nature of the space. To the rear, a self-contained apartment is arranged around an open-plan living area. Petrol-green cabinetry is paired with timber tops, while exposed rafters, brickwork and a wood-burning stove contribute texture and warmth.



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A shower room completes the plan, tiled in chequer-board and bordered by access to the bijoux courtyard. To the front of the ground floor a separate entrance leads through a canopied porch with encaustic tiles underfoot. An aubergine-painted timber door opens through a vestibule area into a monochrome tiled hallway running the length of the plan. The original staircase rises through the left of the house, where plaster-toned walls, cast-iron radiators and timber floorboards establish the consistent material palette throughout. A generous half landing holds the family bathroom where twin sash windows draw an even light across a red and white chequerboard floor. Original oak panelling wraps the lower walls, while a roll-top bath sits alongside a cast-iron fireplace. Brass fittings and a reclaimed vanity introduce warmth against terracotta-toned walls. A large utility room sits adjacent, fitted with a butler sink, built-in shelving and a separate WC.

A short run of stairs rises to the first floor, where a forest-green kitchen is arranged with a collection of reclaimed cabinetry and freestanding furniture. A central island topped in plywood anchors the room, while a copper inset sink and exposed brick fireplace add depth. Triple sash windows draw in southerly light, framing views along Silchester Road. Positioned to the rear, a double bedroom washed in coral pink overlooks the garden through a large sash window, while a discreet cloakroom sits neatly in the corner.



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A generous roof terrace extends directly from the half landing, enclosed by decorative iron railings and connected by steps to a lower terrace.

Three further bedrooms occupy the second floor. A spacious room to the front, currently arranged as a reception space and painted in a warm sand, enjoys broad southerly views through a triple sash window. A second bedroom with arched timber window sits alongside, while a further bedroom occupies the rear, with original cabinetry shouldered in the alcove and views across the terraces below.

The uppermost floor rests within the roof line. A voluminous space arranged as a secluded bedroom suite. Lit by rooflights and twin windows, the room enjoys elevated views across the surrounding rooftops towards the sea. An ensuite bathroom is decorated with green glazed tiling, a pink vanity unit and period-appropriate fittings.

Outside

A courtyard garden serves the ground-floor apartment, while the principal accommodation benefits from a roof terrace bordered by decorative ironwork. Steps descend to a lower garden enclosed by whitewashed walls, with space for container planting and seating. A series of sheds and external storage areas provide practical additions, while rear access connects the terraces to the surrounding neighbourhood.





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