

WESTERN ROAD
ST LEONARDS ON SEA

£550,000

Freehold

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

CROFT



WESTERN ROAD, ST LEONARDS ON SEA

£550,000 Freehold

Behind its subtle, green-painted façade on Western Road, this four-bedroom Victorian house, formerly a pie shop, reveals an interior shaped by colour, craftsmanship and a pleasing sense of creative freedom. Arranged across three floors, the interior pairs original timber sash windows and exposed timber boards with handmade joinery, salvaged materials and richly layered decoration. A sheltered courtyard and raised terrace offer two contrasting outdoor spaces, while Kings Road and the bustle of St Leonards lie just beyond.



Inside
A green-painted timber door opens into a linear hallway where walls in a rich ochre are punctuated with dark brown woodwork, introducing the adventurous colour palette within. Exposed floorboards with a worn patina begin here and continue throughout much of the house. On the ground floor a bi-partite dining room and kitchen runs from front to back, following the east-west orientation of the plan. At the front, the dining room draws in the morning light through traditional sash windows with stripped timber shutters.

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

CROFT

Soft powder-blue walls contrast with the exposed brick of the chimney breast, where a wood-burning stove anchors the room. Beyond, the kitchen is arranged around bespoke, hand-made cabinetry, topped with raw, unpolished oak worktops. A glazed door painted in a vivid rouge opens onto the rear courtyard. A separate utility room is positioned to the rear, providing plentiful storage and larder space. A shower room sits at the far end, its walls lined in glazed green tiles, with warm copper fittings adding a further layer of texture.

The original staircase rises through the house, with exposed timber treads and teal-painted spindles. On the half-landing, the family bathroom takes a more theatrical turn, where blush-pink walls are set against the deep green of the timber panelling. A freestanding Albion Tubby bath forms a sculptural centrepiece, while twin basins rest upon an antique vanity. On the first floor, the main reception occupies the full width of the front elevation, drawing in easterly light through large timber sash windows with familiar fitted shutters. Bookshelves fill the alcoves on either side of the chimney breast, where a fireplace forms the rooms focal point. Walls painted in a deep inky blue lend the space a quietly dramatic quality. A generous double bedroom sits besides, currently arranged as a dressing room, with pale grey walls, original timber floorboards and a central window allows daylight deep into the room.









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

CROFT

Stairs rise to the uppermost floor, where three further bedrooms are arranged around A spacious landing. The principal bedroom sits to the rear, drawing in the afternoon light from the west, where chalky pale blue walls are offset by chocolate-brown woodwork. Tucked into one corner is an ensuite WC, dressed in richly patterned wallpaper and period-appropriate fittings. A second double bedroom, currently used as a study, has a restrained scheme of white walls and timber joinery, while a final, smaller bedroom is also used as a study.

Outside

An enclosed west-facing courtyard sits off the kitchen, where a colourful mural by artist Stella Dore lends a playful backdrop to the space. A glazed roof offers shelter, with generous space for seating and potted planting. a raised terrace with timber decking is accessed via the upper staircase, offering a second, more elevated place to sit out, above the enclosed courtyard below.

Area

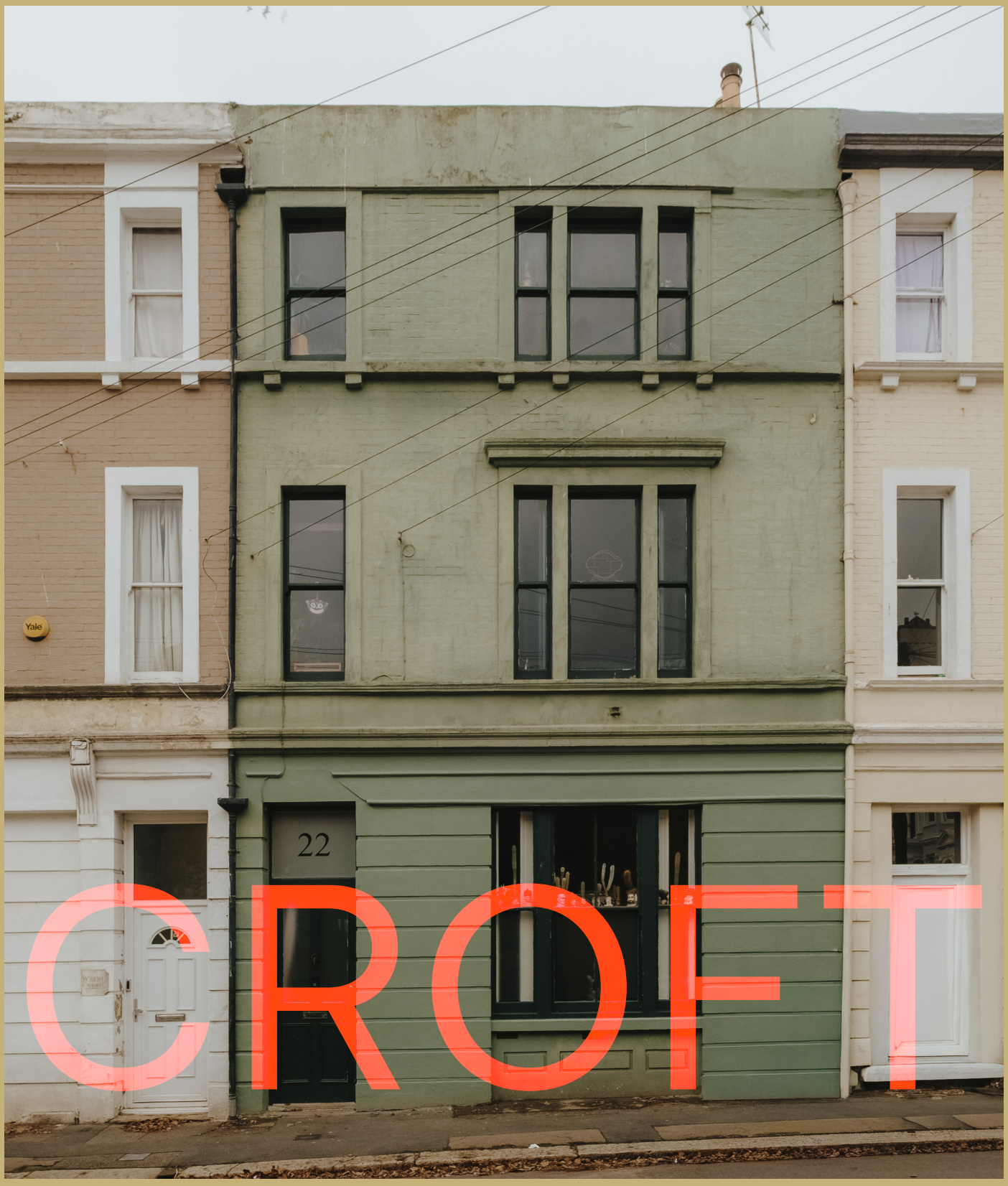
Ideally situated in the centre of St Leonards moments from the popular Kings Road and Norman Road, offering an array of independent shops, restaurants and galleries. Warrior Square Gardens, the seafront and promenade are all nearby, with Hastings Old Town within walking distance. St Leonards Warrior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







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



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

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