



MARINA
ST LEONARDS ON SEA

£325,000
Share of Freehold

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

CROFT



MARINA, ST LEONARDS ON SEA

£325,000 Share of *Freehold*

Set within the prominent Victorian terrace of Marina in St Leonards, this ground floor two-bedroom apartment combines blackened tones with period scale and detail, giving a sense of space and grandeur. From the south elevation, tall glazing provides views of the promenade and coastline beyond, grounding the property into its coastal position.

Inside

Entry to the apartment is via the building's grand front door, into a vast communal hallway. Inside lies space for coats and boots. The open plan kitchen sits to the left, lined with free standing cabinetry topped in a heavy stainless-steel worktop, giving an industrial touch. Exposed timber boards run underfoot, painted in a dark charcoal, setting a tone that follows throughout.



CROFT

The principal living space is set to the front of the plan, spanning almost the full width of the building. Its scale speaks of the building's history, with dramatic ceiling heights and intricate plasterwork encircling above.

Twin floor to ceiling sash windows retain their original shutters at the far end of the room, drawing southerly light to soften the deep black interior whilst capturing views of the coastline beyond. A white-veined red marble fireplace anchors the room.

Beyond the living space lies the primary double bedroom, where the feeling of scale unfolds further. Layered cornicing frames its generous proportions, with a large tripartite sash window allowing light to filter in. A bank of bespoke wardrobes are fitted to one side, steeped in deep tonal colours.

To the rear of the plan is a similarly large second double bedroom. Currently utilised as a study, double timber sash windows look out onto the internal courtyard below. The bathroom sits aside and includes a roll-top bath with an over-bath shower; a bijou window draws light to a useful utility area which completes the space.



CROFT

Outside

Forming part of an early Victorian townhouse, decorated in wrought iron detail and ornamental corbels. Geometric tiles climb to an imposing timber door with glazed fan light above.

Area

A short stroll along the promenade takes you to the creative hub of central St Leonards, with Kings Road and Normans Road both offering an abundance of independent shops, eateries and galleries. The eclectic Hastings Old Town is within walking distance, with West St Leonards and St Leonards Warrior Square mainline stations both in proximity, providing direct links into Central London.





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)