



SOUTHWATER ROAD  
ST LEONARDS ON SEA

£300,000  
*Leasehold*

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

# CROFT



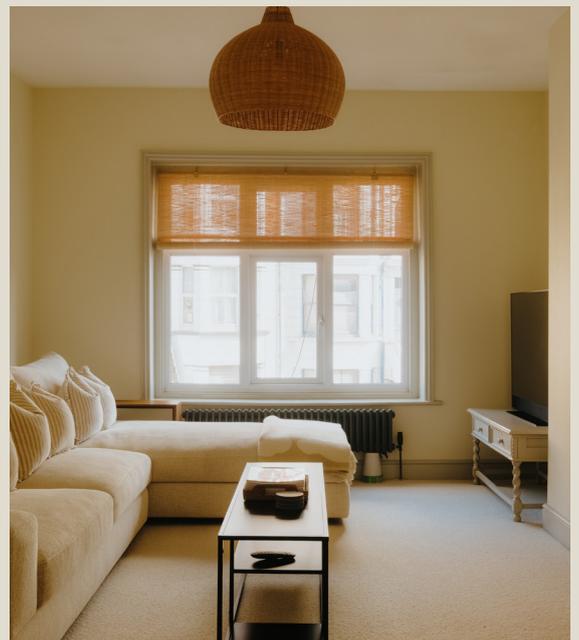
## SOUTHWATER ROAD, ST LEONARDS ON SEA

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Occupying the first floor of a late Victorian house on Southwater Road sits this carefully considered two-bedroom apartment. A thoughtful palette of natural materials, paired with softened tones, brings a warm, quiet coherence to the plan.

### Inside

A glazed black timber door sits beneath a covered red brick-lined passage, opening into an enclosed entrance hall. Exposed treads and a black balustrade rise to the living space above. The central galleried landing connects the plan, drawing light from both front and rear.



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Original boards run underfoot, offset by neutral walls and blackened ironmongery. The kitchen sits to the rear, wrapped in matt black cabinetry topped in oak. An arched opening allows light to pass through to the adjoining living space. Here, looped wool carpet softens the darker palette, while a low-set window frames elevated views across the tree-lined street below.

The principal bedroom lies to the front, where a double bank of windows settles against calm tones. A second, smaller double bedroom sits alongside, finished in a similar palette of wool and muted hues. The family bathroom sits adjacent, finished in a pairing of birch ply cabinetry, black hardware, soft wall tiling and terrazzo flooring. Bespoke joinery provides useful storage.



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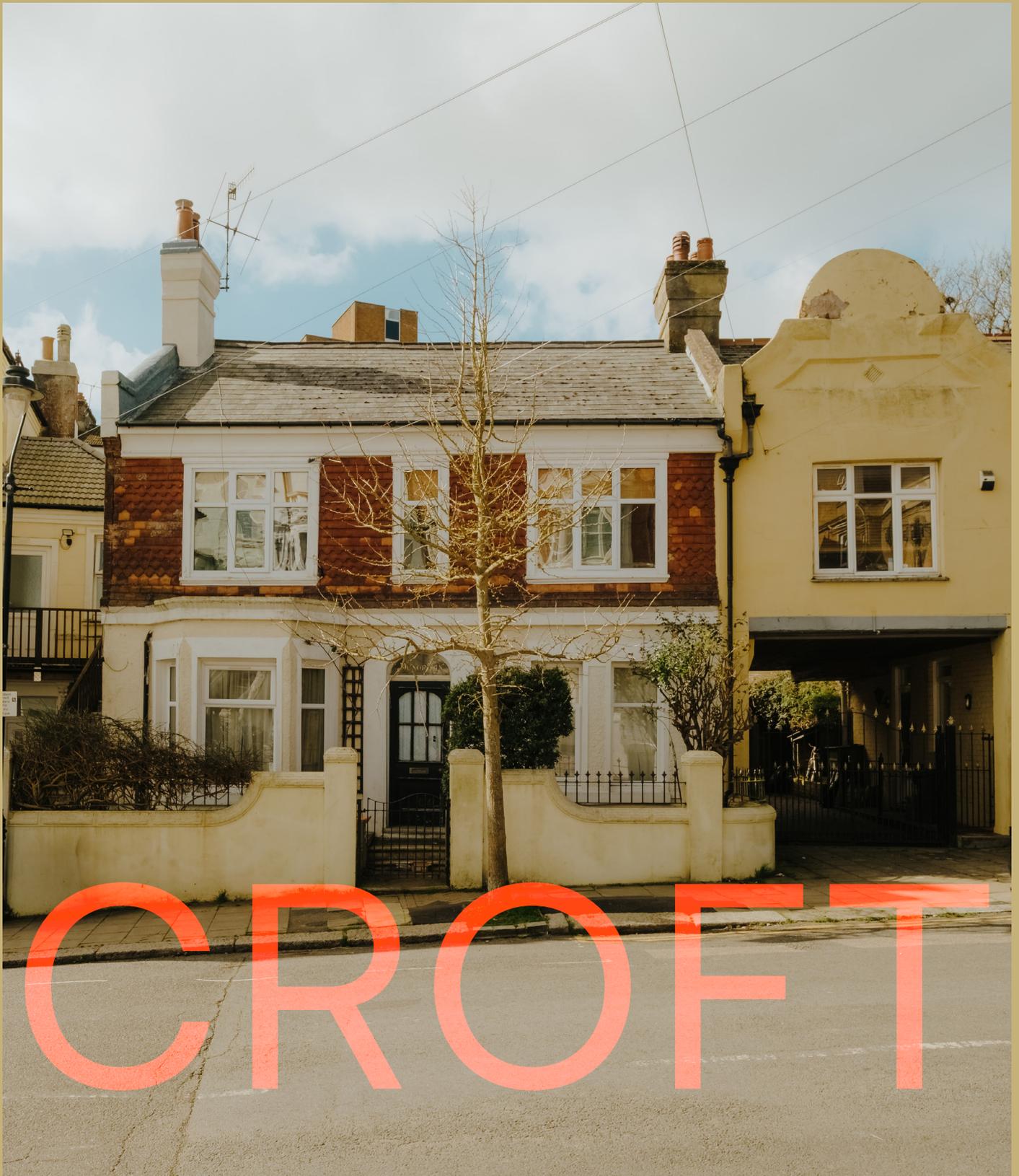
## Outside

Access is via a neighbouring cobbled driveway, set beneath a carriage arch. Wrought iron gates form a boundary to the street beyond, lending a sense of privacy. Hung tiles articulate the first-floor elevation.

## Area

The seafront and promenade are a short walk away, with the beaches of St Leonards close at hand. Kings Road and Norman Road offer a collection of independent shops, restaurants and galleries, while Hastings Old Town is also within walking distance. St Leonards Warrior Square station is moments away, offering direct connections to London.





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