

INIGO



Gresham Way

**SOUTH-EAST ENGLAND
£350,000 SHARE OF FREEHOLD**

Resplendent with original details, this one-bedroom apartment sits in a handsome Victorian villa in the seaside town of St Leonards-on-Sea. Extending to some 840 sq ft of internal living space, the interiors have been carefully restored with a palette of neutral tones and tasteful finishes. The house has a high vantage point and far-reaching views of the sea from its private gardens. The house is a short walk from the lively town centre, which is wonderfully connected with direct trains to London and the rest of the UK.

Setting the Scene

The town of St Leonards-on-Sea was originally designed and laid out by James Burton and later his son, Decimus (the famed architect responsible for much of Regent's Park and Piccadilly in London). The area is now an amalgamation of architectural styles dotted with Georgian stuccoed townhouses overlooking the sea and later Victorian villas set high in the hills. Gresham Way was built as part of the later wave of development in the popular seaside town, with a selection of grand red-brick houses constructed around the turn of the 20th century. For more information, please see the History section below.

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The Grand Tour

With its own private entrance, the apartment is situated on the ground floor of what was originally a grand suite of reception rooms. The main living room is a voluminous space, with ceiling heights of nearly 12 ft and towering dual-aspect bay windows, one of which is canted. A private covered terrace overlooking the garden opens from the larger curved bay. An original fireplace has been restored to its full glory, and wonderfully intricate cornicing runs around the room. The apartment also has newly fitted cast-iron radiators and oak parquet flooring throughout.

Adjacent to the sitting room is the newly fitted kitchen. Finished in neutral tones, the bespoke wooden cabinetry here has been painted in 'Strong White' by Farrow & Ball and is topped with smoky marble quartz. A useful pantry cupboard sits in the corner, and the room is filled with light from the glazed entryway and fanlight above.

In the main hallway, there is a guest bathroom with a WC and a vanity. This room has been finished with waist-height panelling and period-appropriate fittings. The reception hall also has direct access to the grand communal entryway and double-height sweeping stairwell.

To the rear of the apartment is the large bedroom, where a floor-to-ceiling bay window framed by a bracketed arch draws in a beautiful quality of light. Opposite is a bank of bespoke fitted wardrobes, and to the side are white ceramic radiators; both are finished in neutral tones adding to the calm sense of cohesion running throughout the apartment. Adjacent sits a peaceful bathroom tiled in wonderful Arabescato marble. It has a wonderful roll-top bath, a vanity and a walk-in shower.

The Great Outdoors

Externally, the apartment has a pretty wrap-around balcony. Accessed via the reception room, it is the perfect place for a morning coffee with far-reaching views of the hills and coast beyond. Down a short flight of steps is a large landscaped communal garden with broad lawns. The house has private parking along a gravelled drive, accessible via the wrought-iron electric gates.



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Out and About

St Leonards-on-Sea is a veritable hub of galleries and restaurants; the area is famous for being home to the Hastings Antique Centre, Lucy Bell Gallery, Project 78 Gallery and the Fleet Gallery. For the culinarily inclined, there is Galleria Seafood Bar, Tommy's Pizzeria and St. Clements Restaurant – the Kino Teatr and Heist Market are also within strolling distance from Furze Croft.

Hastings is close, as is Bexhill-on-Sea (home to the De La Warr Pavilion). The area's rejuvenation is perhaps best epitomised by the additions of the Jerwood gallery by HAT Projects, which opened in 2012, and a new pier by dRMM, which opened in 2016 and was awarded the 2017 Stirling Prize for architecture.

Trains run from St. Leonards Warrior Square to London Bridge and Charing Cross (journey times approximately 90 minutes) and Brighton (journey time around one hour).

Lease Length: approx. 992 years remaining Service Charge: approx. £1,500 pa Ground Rent: n/a Council Tax Band: A

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.