

INIGO



Maze Hill

ST LEONARDS-ON-SEA, EAST SUSSEX

£1,350,000 FREEHOLD

Handsome and double-fronted, this Grade II-listed, early Victorian villa was built in around 1830 in the Tudor and Gothic revival styles. It is one of the most renowned buildings designed by James Burton and his son Decimus, the driving forces behind the 19th-century development of St-Leonards-on-Sea. The house stands on a large corner plot with far-reaching views of St Leonards Gardens and, further beyond, of the sea-blue horizon. The house extends across just shy of 2,950 sq ft, with six bedrooms, three storeys and high ceilings. Neutral lime plaster and an earthy, muted palette extend a welcoming sense of warmth and tranquility throughout.

Setting the Scene

Maze Hill has its origins in the early 19th century. Its architect, James Burton, is known for property developments across significant areas of London, the collaborative project of Regent's Park with John Nash, and the coastal town of St Leonards-on-Sea. Maze Hill is one of his most renowned projects in terms of architectural and cultural significance.

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Secluded gardens lend the house an ideal backdrop for grand receptions and lavish parties. Set off from a quiet road lined with Regency buildings, it is exceptionally peaceful, yet just a short walk away from the town's charming artist quarter and St Leonards' promenade. The grounds are dotted with mature trees interspersed with raised areas that offer sweeping views of the ocean.

The Grand Tour

Past a set of steps, entry is from the veranda at the front, with wooden posts supporting the hip-tiled roof that rises to the first floor's casement bay window. The smooth stuccoed façade is complemented by delicate, ornamented bargeboards on right-hand gabled roof and a small gothic niche under the eaves.

Access to the house is on the ground floor, via a glazed timber door that opens into the vast entrance hall. Exposed wooden floorboards extend throughout the entire layout, and lime plaster tones line the walls. To the right, the elegant open-plan reception area houses the dining room and kitchen. The dining portion of the space is bright, with a marble fireplace, high ceilings and a large bay window with original shutters.

The kitchen is fitted with flat-fronted Boffi units housed in honed black marble. There is a Quooker tap and appliances are from Boffi. A stunning, large Carrara marble-topped Bulthaup island with a breakfast bar overhang sits at the centre of the kitchen.

To the left of the hall, grand double doors lead to a further reception space with a spectacular floor-to-ceiling library, a fireplace, a large west-facing bay window with panelled box shutters and a set of timber French doors that open into the garden. At the rear of the plan, there is a study/cloakroom that communicates with the kitchen through an exquisite set of large, frosted glass doors. There is also a bathroom with WC.

Stairs ascend to the first floor, where a spacious landing has a fireplace and a built-in reading alcove by a canted bay window. There are three spacious double bedrooms, with elevated views, exposed timber beams, and original casement windows with drip mould. A fourth smaller bedroom would make for a wonderful study and has peaceful garden views.

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The principal bedroom is fitted with a sleek, freestanding bathtub with brass and porcelain handles. Exposed beams frame the space and plenty of natural light pours in from expansive glazing that offer spectacular views of St Leonards Gardens and towards the coastline beyond. The family bathroom has a freestanding bathtub and walk-in shower and is elegantly fitted with carefully sourced pieces, including an antique white washstand and an ornate vanity below the porcelain sink.

The lower-ground floor of the building has an apartment accessible via a private entrance. It has an open-plan kitchen and dining room fitted with bespoke Plain English white cabinetry and a Carrara marble worktop. There is also a range oven, a Belfast sink and built-in wine storage. Flagstone flooring extends underfoot. The adjacent drawing room has a canted bay window and exposed wooden floors.

The apartment has two bedrooms; the principal has a walk-in wardrobe, while both have charming casement windows. There is a bathroom with period-informed elements and marble tiling. At the rear, the apartment opens directly into the garden.

The Great Outdoors

The house's grounds of the house exude a park-like atmosphere, enhanced by the views of St Leonards Gardens. Walled gardens wrap around the perimeter of the plot, with mature trees, plants and shrubbery creating a dynamic landscape that evolves with the changing seasons.

Several raised areas dotting the garden, and the elevated veranda at the front of the house, offer spaces for relaxation and conversation, all while taking in the peaceful views of the treetops and the ocean beyond. At the rear, wrought-iron gates provide access to off-road parking.

Out and About

Maze Hill is a charming, leafy area of St Leonards-on-Sea, where James Burton's exquisite Regency architecture frames the serene oasis of St Leonard Gardens. Created by Burton in 1828, the gardens include a vast assortment of plants and painting-like a lily pond, offering year-round colour and a perfect picnic spot during warmer months.

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The house is a five-minute walk from St Leonards' artist quarter, enclosed within Shepherd Street, Norman Road, Gensing Road and Mecatoria, and a short walk from the ocean; a 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, St Clements Restaurant, and the Kino-Teatr. Heist Market, an indoor food hall with a wide range of independent local businesses sharing street food, craft beer, natural wine, coffee and cocktails is also a short walk away.

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 Hastings Contemporary by HAT Projects, which was awarded the 2017 Stirling Prize for architecture.

There is an excellent choice of state-run and private schools locally. Primary options include Ark Little Ridge Primary Academy, St Mary Star of the Sea Catholic Primary School, and West St Leonards Primary Academy, while Claremont School, Saxon Mount School, and St Richard's Catholic College provide secondary education.

Trains run from St Leonards Warrior Square to London Bridge and Charing Cross in around 90 minutes, and to Brighton in around an hour.

Council Tax Band: G

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About

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