

THE MODERN HOUSE



St Leonards-on-Sea, East Sussex
£310,000 Leasehold

Markwick Terrace

A peaceful, soothing atmosphere reigns in this pared-back seaside apartment. Positioned atop a hill in St Leonards-on-Sea, the two-bedroom, lower-ground floor apartment has a private garden and is just a short stroll from the beach. It sits within a Grade II-listed Victorian terrace opposite the beautiful Markwick Gardens and has been immaculately renovated in recent years. St Leonards is within easy reach of London, with trains running to Charing Cross or London Bridge in an hour and a half.

The Tour

Markwick Terrace is a handsome late-Victorian terrace built in the 1860s, typical of the vernacular that rose to prominence when St Leonards was first developed to the plans of James and Decimus Burton.

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The entrance to this apartment is tucked discreetly to one side, down a set of steps that leads to a small front garden. The main living spaces lie at the rear of the plan and employ natural materials that work in careful harmony with the flow of light throughout the plan. Pale pine floors flow underfoot through the open-plan living and dining space, which opens to the rear garden through a large glass door.

Beyond this lies the kitchen, designed by HUSK, where a considered combination of colour and texture creates a sense of materiality. Birch ply cabinetry sits atop grey composite worktops, with dark green cabinetry below. Unfinished plaster walls surround the space, creating a warm cocoon. Generous glazing in this room – a picture window on one aspect, connected to perpendicular windows above the sink – renders the space brilliantly bright.

The two bedrooms are positioned at the front of the plan. Both are light, bright rooms, with original sash windows flanked by yellow shutters that bring a pop of colour to the interior scheme. The main bedroom has an internal window that connects it to the hallway, and the second bedroom – currently used as an office – has ample storage concealed within pine cabinetry.

A contemporary bathroom completes the plan, home to a large walk-in shower and a generous bath. The room has underfloor heating beneath smart tiling, with storage neatly hidden behind mirrors that reflect light around the room.

Outdoor Space

Beyond the apartment lies a bijou garden, where steps ascend to a paved seating area. Planting around the borders adds a wild, untamed element. The space makes for a wonderful suntrap in the summer months and receives plenty of afternoon sunshine throughout the year.

The Area

St Leonards-on-Sea is an increasingly popular seaside town, partly due to its proximity to London but also because of its beautiful Regency architecture. Developer-architect James Burton and his son Decimus developed the resort in the early 19th century with echoes of London's Marylebone and Belgravia, where they had previously practised.

The apartment is a short walk from Norman Road and King's Road, home to a growing number of independent delicatessens, bars, pubs, and restaurants. Highlights include Kino-Teatr, which combines an independent cinema with exhibition space and a wonderful café, Graze on Grand, and The Royal, which has a Bib Gourmand from the Michelin Guide. A scattering of 20th-century furniture shops and independent galleries feature budding local artists.



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

The apartment is within easy walking distance of the shingle beach at St Leonards; Hastings, beyond the RIBA Stirling Prize-winning pier, is slightly further afield, but still in walking distance.

Direct train services from St Leonards Warrior Square (11-minute walk) and Hastings (30-minute walk) reach London Charing Cross and London Bridge in approximately an hour-and-a-half, and Brighton in around an hour.

Tenure: Leasehold Lease Length: approx. 87 years remaining Service Charge: approx. £540 per annum Ground Rent: approx. £125 per annum Council Tax Band: A

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.