

THE MODERN HOUSE



St Leonards-on-Sea, East Sussex
Sold

Albany Road

This sophisticated one-bedroom apartment is positioned on the ground floor of an impressive Grade II-listed building, favourably located in central St Leonards. The space is defined by a beautiful modern open-plan interior paired with elegant classical architectural details; soaring high ceilings and fabulous double-height windows which invite masses of natural light to flood through the entire space. An attractive private courtyard garden sits to one side of the apartment with flower beds and an expansive pergola and solarium.

The building, known as Chapel in the Woods, was originally built in 1927 for a retired army officer and has served several purposes before being converted to apartments two years ago by a local architect. Set back from a quiet residential road by the private driveway, this apartment, the former ballroom, is the largest of the eight that occupy the building. A particularly well-maintained communal hallway leads to the main entrance of the apartment; there is also a second private entrance via the rear courtyard.

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South-East England
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A double set of full-height oak doors lead into the primary living room; an open-plan living space built of impressive proportions, housing the dining room, kitchen, and lounge area. High ceilings and a wall of windows make for a wonderfully light environment, with original oak panelling and a chevron oak floor unifying the main living room and circulation spaces.

The kitchen is set to one side with a wall of generous storage cupboards and in-built Bosch appliances. The arrangement of space lends itself well to socialising and entertaining, with a free-standing cooking and preparation unit topped with a honed-marble work surface positioned adjacent to the dining table. A lounge area is set out opposite but given the expanse of space this room could be easily reconfigured.

An internal corridor separates the sleeping area and bathroom from the rest of the apartment; the double bedroom is a quiet room with plentiful storage and wardrobe space and lead casement windows. The bathroom has been tastefully designed with the original ceramic tiles still in place and a line of black marble shelving.

The rear courtyard offers additional external storage, a particularly useful space for bicycles, with an interlinking covered walkway leading through to the split-level courtyard garden. A lawn area is bordered by a large stone solarium and pergola, providing a pleasant sunny spot to sit in summer months. The wider grounds are beautifully maintained (by a managing agent) and an off-street parking space in the gated car park is allocated to the apartment.

Albany Road is exceptionally well positioned for the local amenities of St Leonards, with a broad selection of independent shops, cafes and restaurants just a ten-minute walk away. The St Leonards-on-Sea Marina is arguably one of Britain's finest sea fronts and reachable on foot in ten minutes. The New Town was the inspiration of James Burton, (1761 – 1837) and was subsequently enlarged by his son Decimus (1800 -1881). During its 19th-century heyday, it was considered one of the most desirable places to go if wanting a retreat from London.

St Leonards has some welcome new additions, including The Marina Fountain pub. St Leonards Gardens (recently restored by English Heritage) is a short walk away, as is the town centre which has a good variety of independent shops and restaurants. Other than St Leonards-on-Sea, there are numerous wonderful beaches nearby such as Fairlight. 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 the Hastings Contemporary (previously the Jerwood Gallery) an initiative of 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.

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Trains run from St. Leonards station directly into London Bridge and Charing Cross (journey times approx. 90 minutes) and Brighton (journey time approx. 1 hour).

Tenure: Share of Freehold Lease length: approx. 996 years
Service charge: approx. £1500 per annum. Parking: one allocated parking space in the gated off-street car park on site



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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”.