

# THE MODERN HOUSE



*St Leonards-on-Sea, East Sussex*  
*Sold*

## Marina V

This incredible three-bedroom apartment occupies the raised-ground and first floors of an impressive seafront property located on the popular Marina of St Leonards-on-sea. Internal accommodation extends to approximately 2,111 sq ft, with two receptions and a private terraced garden.

Formerly separate apartments, the property can be accessed via entrances on the ground and first floors. Entry is via a beautifully maintained communal lobby to a private hall and corridor. At the front is an expansive reception of dramatic volume. Light pours through enormous south-facing, floor-to-ceiling shuttered windows with elevated views over the shingle beachfront and Channel beyond.

Moving toward the rear, there is a bedroom on the right with built-in wardrobes and high sash windows, and at the end of the corridor is a family bathroom. The kitchen is on the left and occupies a large portion of the plan, with plenty of storage, quartz worktops and brass fixtures.

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At the back, steps ascend from the kitchen to a wonderful extension thought to have been built in the late 19th century as a billiards room for Kaiser Wilhelm II. This was constructed in London Stock brick with stained-glass windows and vaulted ceilings. The space has a log burner and is currently used as a second reception with steps up to two versatile bedrooms, a utility room and separate shower room. Also on this level is a storeroom which is demised to the property, and external access to the terraced garden.

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 and mid-19th century, with echoes of London's Marylebone and Belgravia where the Burtons had previously practised. The town centre is a short walk away and has a growing number of delicatessens, bars, pubs and restaurants, along with some excellent 20th-century furniture shops. 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 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 station to London Bridge and Charing Cross (journey times approximately 90 minutes) and Brighton (journey time around one hour).

Tenure: Share of Freehold Lease length: approx. 135 years  
Service charge: approx. £1,000 per annum Ground Rent: approx. £35 per annum

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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”.