

THE MODERN HOUSE



St Leonards-on-Sea, East Sussex
Sold

Marine Court V

Positioned on the fifth floor of the remarkable Grade II-listed Marine Court, this one-bedroom seafront flat has panoramic views of the water. Designed by Kenneth Dalglish and Roger K Pullen, the building was completed in 1938.

The south-facing apartment is arranged laterally to maximise the view and intake of light. The kitchen and master bedroom each have a glazed winter garden, that looks out to sea and across to Beachy Head, and the large reception room has a covered balcony. The block is serviced by 24-hour porterage.

The flat has been simply refurbished by the current owners, with white-washed walls and solid wood floors. The building itself is undergoing a major external refurbishment now that its management has been taken over by the residents.

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Marine Court V

The first foundations of Marine Court were laid in 1936 and construction was completed in 1938. An early pioneer of steel-frame construction, the building is 14 storeys high and sits broadside to the seafront. Its form was overtly based on the Queen Mary, a transatlantic cruise ship which entered commercial service in 1936. The east end of Marine Court is shaped to imitate the curved, stacked bridge front of the Queen Mary, whilst the eastern restaurant imitates the fo'c'sle deck of the ship.

St. Leonards-on-Sea, and neighbouring Hastings, is fast becoming a 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 the Burtons had previously practised.

St. Leonards has a growing number of delicatessens, bars, pubs and restaurants, and has been a popular spot for 20th-century furniture shops and galleries for some years. The newly renovated Hastings Pier can be seen from the flat.

Direct train services from St. Leonards and Hastings reach London's Charing Cross in approximately an hour and a quarter.

Tenure: Leasehold Lease length: approx. 89 years (Share of Freehold is obtainable) The service charge is paid bi-annually and is currently approx. £2,500 every 6 months.

*South-East England
Sold*

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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”.