

THE MODERN HOUSE



*East Sussex
Sold*

St Leonards-on-Sea

This incredible seafront apartment occupies the principal part of Adelaide House, a magnificent 19th century, Grade II listed building that was once the residence of Queen Adelaide, wife of King William IV. The two-bedroom property has been meticulously restored and reimagined in recent years by Nick Maes who has retained the grandeur of the original spaces whilst adding more contemporary touches such as a wonderful sculptural shelving system that runs up the stairs.

The apartment's living room, on the building's first floor, has panoramic, unobstructed sea views through spectacular 12ft high floor-to-ceiling windows. The windows also flood the interior spaces with natural light. The split level arrangement of the apartment means that you arrive in a hallway with a wonderful kitchen / dining area to the right and a staircase leading to the living room on the left. Another staircase leads up from the living room to a mezzanine landing, off which are located the two bedrooms and a bathroom.

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*South-East England
Sold*

St Leonards-on-Sea

The dramatic scale of the main space is offset by the cosier nature of the bedrooms. The kitchen / dining room, which has been cleverly designed and fitted by Maes, looks out to the rear of the property. There is an allocated off street parking space located at the back of the building.

Adelaide House, constructed around 1835, was given a Grade II listing in the 1970s and is one of the most impressive of the houses that can be found along the appropriately named Grand Parade on the front at St Leonards-on-Sea. Notable features include an elegant curved bay at the front and elaborate 19th century iron railings.

Queen Adelaide is known to have occupied the house in the years 1837 to 1838, having left Buckingham Palace after the death of her husband King William IV. She was staying as a guest of the Very Rev. Hon. George Neville-Grenville (the Dean of Windsor), who then owned the house. The house has a distinguished history of owners including the Boulton family (the most celebrated of whom, Matthew Boulton, appears on the £50 note in honour of his work, alongside James Watt, on steam engines).

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 the Burtons had previously practised.

This apartment is directly opposite the shingle beach at St Leonards. There are many other beaches, such as Fairlight, nearby.

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

There is an annual service charge payable, the most recent of which came to £1,406. There are 56 years remaining on the current lease. The current owner has said he is committed to extending this by 125 years on completion taking the lease length to 181 years.

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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”.