

THE MODERN HOUSE



St Leonards-on-Sea, East Sussex
Sold

Marina III

This two-bedroom apartment has panoramic sea views from the popular Marina of St Leonards-on-sea. Sitting on the upper-ground floor one of the townhouses that line the seafront, the apartment has been lovingly converted while retaining many of its period details.

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, conceived the resort in the early and mid-19th century, with echoes of London's Marylebone and Belgravia where they had previously practised.

This history is reflected in the grand scale of the living spaces of this apartment, where the ceilings rise to over three metres in height allowing natural light to pour through the apartment's floor-to-ceiling sash windows. This space makes for a wonderfully sunny contemporary living room, and an impactful entrance to the apartment.

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Beyond the living space is the first bedroom, which has similarly smart original details, including lovely slim shutters and cornicing that frame its elegant proportions. The rooms are arranged along a hallway to make the best of a light well that runs the depth of the original house. There is a kitchen, and separate pantry under the stairs. At the end of the hall is the second bedroom, a separate WC and family bathroom.

The St Leonards-on-Sea Marina is arguably one of Britain's finest sea fronts. 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. The houses on the Marina were designed by Decimus Burton, the son of architect James Burton and a renowned architect in his own right. After working with John Nash, Burton developed a career of his own that took in the celebrated design of The Athenaeum Club in Pall Mall and much of Kew Gardens.

This part of St Leonard's has some welcome new additions, including The Marina Fountain pub. The St Leonard Gardens (recently restored by English Heritage) is a short walk away, as is the town centre which has a good variety of 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) 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 approx 90 minutes) and Brighton (journey time approx 1 hour).

Tenure: Leasehold with a share of freehold Lease Length: approx. 963 years remaining Service Charge: approx. £960 per annum. The charge covers buildings insurance, repairs to shared areas and the outside of the building. Council Tax Band: Band A, (approx £1,580 per annum) Parking: none



*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”.