



MARINA
ST LEONARDS ON SEA

£225,000
Share of Freehold

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Occupying the lower-ground floor of a Regency terrace on Marina, this two-bedroom apartment offers a pleasing contrast between its expansive seafront position and the sheltered spaces within. Sitting between two private courtyards with the promenade outside, the characterful interior features salvaged fittings and considered utilitarian pieces. A shifting colour palette sits alongside a material language of herringbone parquet, marble and painted timber panelling, lending texture throughout.

Inside

A short run of steps leads down from the promenade to a sunken front courtyard bordered by iron railings, with space for seating and potted planting. A pea-green painted timber door with brass fittings marks the private entrance, where reclaimed herringbone parquet begins underfoot and continues through much of the plan.



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The reception room occupies the front, where a large window draws southerly light across powder-blue walls and chocolate-brown woodwork while parquet flooring lends warmth beneath. A galley kitchen sits alongside, introducing a more playful arrangement of materials. Red and white linoleum chequerboard floor sets the scene for handmade plywood cabinetry, green tops, and blush-toned tiles and open ply shelving. Peach-toned walls line the hallway as it runs towards the rear. A shower room rests to one side, wrapped in a warm red tongue and groove panelling, paired with an enamel sink and a red and white chequerboard floor, giving the room a passé charm. A walk-in shower is lined with ivory zellige-style tiles. The principal bedroom sits beyond, its generous proportions softened by walls in a muted moss green. An unusual, reclaimed marble fireplace anchors the room, while a bank of fitted wardrobes extends along one wall. Shelving within the alcoves is picked out in forest green and burgundy, introducing deeper notes. Glazed doors open directly onto the rear courtyard. The second bedroom is quieter in tone with warm off-white walls and loop-pile wool carpet underfoot. Rattan-fronted wardrobes are fitted neatly into the alcoves, complemented by an original ceramic radiator. An adjoining bathroom continues the apartment's playful use of colour and reclaimed materials.



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Orange and cream chequerboard flooring is paired with salvaged period-style fittings, the bath enclosed in timber reclaimed from old school desks. A glazed door provides direct access to the courtyard.

Outside

The front courtyard forms sheltered outdoor space between the apartment and the seafront beyond. To the rear, a larger paved courtyard is enclosed by brick boundary walls and allows plentiful of space for seating and planting. Mature trees rise beyond the walls, softening the borders of the space and giving the apartment a leafy outlook on this side.

Area

A short stroll along the promenade takes you to the creative hub of central St Leonards, with Kings Road and Normans Road both offering an abundance of independent shops, eateries and galleries. The eclectic Hastings Old Town is within walking distance, with West St Leonards and St Leonards Warrior Square mainline stations both in close proximity, providing direct links into Central London.





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