



MARINA
ST LEONARDS ON SEA

£425,000
Share of Freehold

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Situated within one of St Leonards most celebrated conversions in a prominent seafront position is this three double bedroom apartment in Sussex House, designed by Decimus Burton. Occupying the south-facing elevation of the raised ground floor where fluted columns, curved bays and central balconies define the building's imposing façade. Inside, towering sash windows, generous ceiling heights and a restrained palette of crisp white walls frame views across the English Channel.

Inside

Entry sits to the side, via a decorative timber door set, beneath an arched fanlight. Black-and-white chequerboard tiles run underfoot, leading to an impressive communal hall. Beyond, the apartment opens into a private vestibule bordered by a long central hallway, where soft grey carpet runs throughout, introducing the calm material palette. The principal bedroom occupies the eastern curved bay, where tall sash windows frame an ever-changing coastal outlook.



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A timber glazed door offers an east-facing Juliet balcony, enclosed by the original stone balustrade. The ensuite sits behind, finished in a restrained monochrome palette, with a walk-in shower and black tiled floor. The principal reception rests at the centre of the plan, enjoying an equally commanding southerly aspect. Twin glazed doors open directly onto a private south-facing terrace, overlooking the promenade and sea beyond. Deep-set sash windows on either side draw light into the room throughout the day, while the generous proportions and paired-back scheme allows the architecture and changing coastal tones to take precedence. Occupying the western bay, a double bedroom is currently arranged as a dining room. Its original curved timber frames preserve the rhythm of the building's elegant façade while drawing the seafront into view. A Jack and Jill bathroom sits between here the hallway, with subtle laundry, period-appropriate fittings and terrazzo-style flooring. To the rear, the kitchen takes the character of a traditional country kitchen, with solid oak cabinetry and tops arranged around a classic range cooker. Geometric encaustic floor tiles lend warmth and colour beneath. A third double bedroom occupies the rear corner of the plan, with a generous box bay capturing oblique views towards the sea, paired with a contemporary ensuite shower room.



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Outside

The south-facing balcony provides space for seating and dining, enclosed by the building's original stone balustrades and framed by fluted columns. From here, views extend across the English Channel, with ever-changing light and movement of the coastline providing a remarkable backdrop throughout the day.

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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