



MARINE COURT  
ST LEONARDS ON SEA

£325,000  
*Share of Freehold*

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## MARINE COURT, ST LEONARDS ON SEA

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Set within Marine Court, one of the south coast's most distinctive Art Deco buildings is this 6th floor, three-bedroom two-bathroom apartment. Completed in 1938, Marine Court, with its stepped form and continuous balconies, draws directly from the language of early ocean liners, earning its Grade II listing. Sympathetic to the building's Nautic Deco style this entirely refurbished apartment benefits from extensive views across the Channel, achieving the liner living intention of the building's architects.

### Inside

Entry is via the original lift that evokes the building's early history with wood panelling and brass fittings. The front door enters to a large central hallway, dividing the plan front to back. Original timber boards run throughout, finished in a deep varnish against a restrained palette of white walls.



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Doors with reeded glazing are paired with touches of period chrome hardware throughout, a direct note of the building's authenticity. The main living space is positioned to the south, where a broad run of aluminium box-framed windows border an enclosed balcony, allowing elevated views along the coastline. Adjacent sits the kitchen, fitted with crisp white cabinetry topped in terrazzo-style stone and original parquet floor. Its position to the back of the plan gives an aspect over the Regency terrace and park behind. Three bedrooms are arranged across the depth of the apartment. The large principal is set to the front, with a glazed door opening directly onto a balcony, allowing for an external connection to the sea-facing elevation. Bordering, a smaller bedroom is currently arranged as a study with a sofa bed. A further double sits to the rear, overlooking the familiar surroundings of Maze Hill Terrace. Each bedroom retains original built-in cabinetry and hardware, affording generous storage. The family bathroom includes a period appropriate suite, while the second shower room with a generous Italian shower has been thoughtfully updated in keeping with the building's Art Deco language.



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## Outside

A south-facing balcony on the building's distinctive façade is accessed from the principal bedroom. Recessed and sheltered on three sides, it forms a protected threshold while retaining a strong connection to the horizon. The depth of the balcony allows for seating, its orientation drawing consistent light throughout the day. From this elevated position, views extend east towards Hastings Pier and west to Beachy Head, with uninterrupted sight lines across the Channel.

## Area

Positioned directly opposite the beach and promenade, Marine Court is at the heart of the creative hub of St Leonards, with an abundance of independent shops, restaurants and galleries all nearby, not forgetting the parade of shops and services within the Marine Court estate. The eclectic Hastings Old Town is also within walking distance. St Leonards mainline station is in close proximity, providing a direct link into Central London.





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