



PEVENSEY ROAD  
ST LEONARDS ON SEA

£240,000  
*Share of Freehold*

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## PEVENSEY ROAD, ST LEONARDS ON SEA

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Occupying the uppermost floors of Helena Court on Pevensey Road, this split-level apartment sits within a former Admiralty terrace dating back to 1884. Originally designed to house retired naval captains, its red-brick façade and generous proportions are paired with later interventions, introducing a more layered plan. From its elevated position, far-reaching views stretch along the coastline.

### Inside

Entry is via an external red-brick arched foyer, laid with original encaustic floor tiles. Stairs rise to the uppermost floor, leading through a timber and glazed door to a central entrance space. Square-set parquet runs underfoot, paired with softly painted walls, establishing a restrained palette that continues throughout.



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The plan opens into the main living space, positioned to rear. Broad in its proportions, the room reads as a lateral volume, lined with multi-paned timber casement windows that draw in a consistent southerly light, while framing uninterrupted views of the sea. Walls are finished in a muted green, with a wool carpet underfoot. At the centre, a painted brick chimney breast forms a focal point, set with a terracotta hearth that extends into built-in seating and low platforms, lending the space a more architectural quality.

The kitchen sits adjacent, partially enclosed yet visually connected. Parquet flooring continues, paired with white cabinetry, timber worktops and open shelving, giving a slightly more utilitarian character while remaining consistent.

A turned timber staircase rises to the floor above, where an high set window draws soft light into the stairwell.

The large principal bedroom is positioned to the rear where a familiar casement window frames further elevated views across the coastline. Integrated cabinetry provides useful storage.



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A second double bedroom sits neatly to one side beneath the eaves, with views across the surrounding roof tops. A family bathroom completes the floor, fitted with a panelled bath and over-bath shower, finished in a neutral palette with a patterned tile.

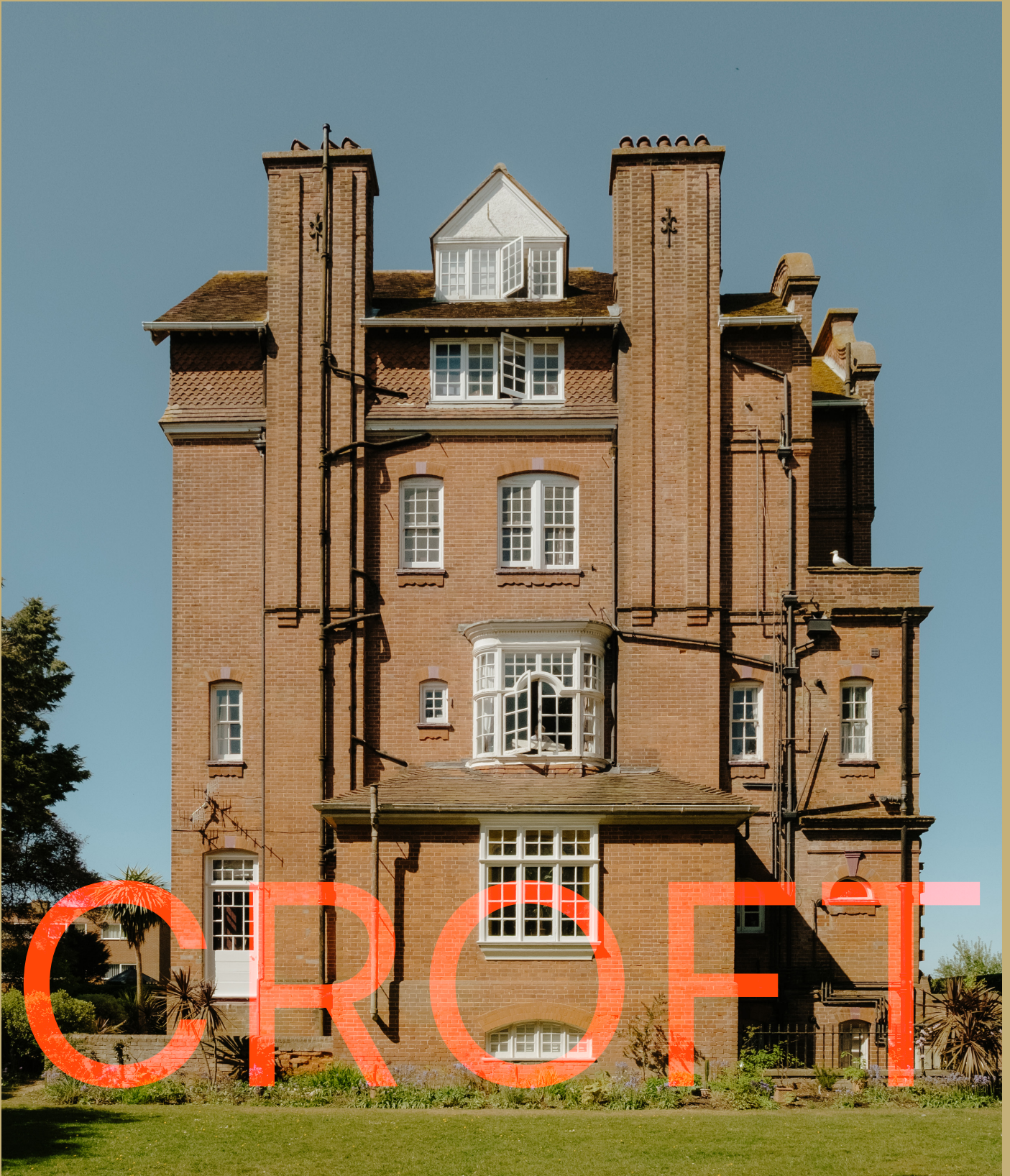
## Outside

Communal gardens extend around the building, arranged as a shared space for residents. Established planting and sandstone walls line the boundaries. Provision is made for bicycle storage to one side.

## Area

Helena Court sits within easy reach of the beach, promenade and St Leonards Gardens. The centre of St Leonards lies at the foot of the hill, home to independent restaurants, shops and galleries. West St Leonards and St Leonards Warrior Square stations are both within close proximity, offering direct rail connections to London.





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