



**Pevensey Road  
St Leonards-On-Sea, TN38 0LY**

**£260,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Pevensey Road, St Leonards-On-Sea, TN38 0LY

A characterful split-level apartment with sea views in Helena Court – one of St Leonards' most landmark buildings.

Originally a grand row of terraced houses constructed in 1884 by the Admiralty to house retired naval captains. The building was strategically positioned to capture sea views from what was then the front elevation. During the 1920s conversion to flats, the unique blend of Victorian period features and 20th-century layout changes created the distinctive character that defines the building today.

Occupying the upper floors, this split-level apartment offers exceptional space and architectural charm throughout. With two double bedrooms, a generous open-plan living and dining area flooded with natural light, and a separate modern kitchen, the layout is perfect for those seeking both practicality and period character. High ceilings and generous windows enhance the sense of space, while original features speak to the building's distinguished heritage.

The main living area benefits from sea views and has been kept elegantly simple, allowing the building's inherent character to take centre stage. The separate kitchen connects seamlessly to the living space - ideal for intimate gatherings or peaceful evenings at home. The split-level arrangement creates a sense of privacy and flow rarely found in comparable properties.

The upper level features a modern bathroom with over-bath shower, alongside two well-proportioned bedrooms. The master bedroom captures those coveted sea views, looking out along the coast towards Eastbourne and the iconic Beachy Head.

The apartment includes access to mature communal gardens with established planting and secure bike storage - a welcome retreat for residents.

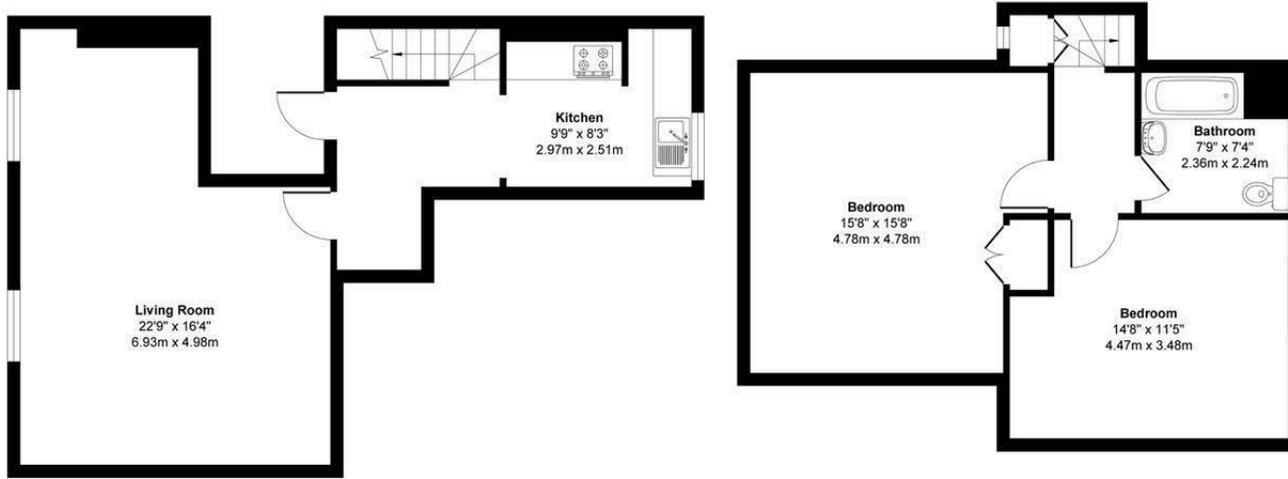
Located close to the St Leonards' thriving creative quarter, you're moments from independent galleries, artisan cafes, and the vibrant cultural scene, yet just far enough from the busy seafront to feel like your own creative sanctuary.

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AND DINING AREA
- SET WITHIN A HISTORIC NAVAL BUILDING
- CENTRAL ST LEONARDS LOCATION
- SERVICE CHARGE £2,031PA
- THIRD FLOOR AND SPLIT-LEVEL LAYOUT
- SEA VIEWS FROM MAIN ROOMS
- FULL OF CHARACTER AND NATURAL LIGHT
- COUNCIL TAX A AND EPC C
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 2015

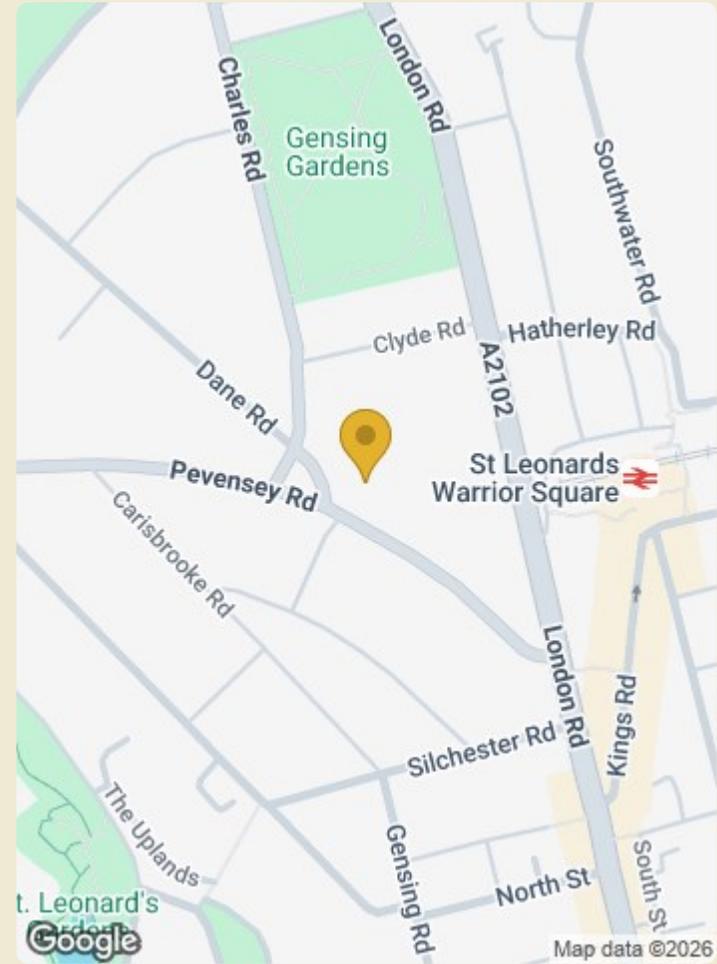


# Helena Court

Approximate Gross Internal Area  
1002 sq. ft / 93.08 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	78
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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