

THE MODERN HOUSE



*East Sussex
Sold*

St-Leonards-on-Sea

This amazing artist-designed house is located in the increasingly popular seaside town of St-Leonards-on-Sea. There is over 4,300 sq ft of internal space and wonderful views, making it one of the area's most appealing properties.

Apart from the blue external walls, the house makes no great impression from the street, but once inside, the sense of space and light from the 7m-high central atrium is overwhelming, with high-level glazing to many of the rooms and further full length glazing to the rear. This elevation has sliding folding doors onto a large terrace with wide green views, planted with bamboos and palms.

The bulk of the house is at ground floor level, with hard flooring and underfloor heating. The main living areas are open-plan with distinct areas and generous circulation spaces. Upstairs under the feature glass pyramid is a generous galleried landing with sitting area, storage, studio, bedroom and washrooms, and patio doors onto a room-size balcony with glass balustrade and impressive sea views.

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The whole accommodation is intentionally flexible, with potentially up to six bedrooms and a total of five washrooms, all individually designed with interesting detail. The master bedroom suite has a dressing room, and its own access. (It is currently fitted with a small cooking area which the vendor offers to remove if it's not wanted). The suite can be used as an annexe.

At the rear there is a remarkable and carefully-cultivated garden arranged over three levels to create hanging gardens with feature retaining walls. The centre level wraps a flower garden around the wall and also has a courtyard flanked by specimen bamboos, an open pavilion summer-house, and garden tools storage. At the third level there is a lawned mini-orchard with plum, apricot and fig trees and a charming reading room. The front garden fits two off-road parking spaces, and the roadside frontage provides further parking.

The house is located at the meeting point of the 1930s private Marina Estate and the imposing Edwardian Maze Hill residences just north of Burton St Leonards. The street is a safe, quiet cul de sac, where pedestrians commonly stroll down the middle of the road. At the rear is a valley of allotments with the sea, Beachy Head and the South Downs visible beyond.

It's a short walk from a popular primary school and trains to London's City, South Bank and West End; a bit further to the sea front at Grosvenor Gardens, or central St Leonards and its wide range of shops, art galleries, restaurants and marine quarter.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.