

THE MODERN HOUSE



Coast Drive, Greatstone, Kent
£380,000 Freehold (plot of land with planning permission)

Beach Rise

There are four plots for sale, each priced at £380,000. The information we have been provided estimates build costs for each house to be in the region of £550,000. More information is available on request.

Overlooking the shingle shores and sandy dunes of Littlestone-on-Sea, this plot of land has planning permission for four impressive contemporary homes. The proposed layouts will each span across three floors at over 2000 sq ft. Each house will have three bedrooms and an excellent provision of private outside space, including a generous balcony with sea views and an east-facing rear garden. Designed with light and materials in mind, the plans propose a set of versatile and voluminous living spaces with extensive levels of glazing and a simple palette of polished concrete and oak. Full details of the planning documents can be found [here](#).

The Tour

The façade of each house will be characterised by pastel shades in blue, pink, green and yellow to reflect the playful colours applied to the neighbouring clapboard beach huts that define this particular stretch of coastline. Slate-coloured brick will also be applied to add texture.

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Beach Rise

The entrance to each house will be on the ground floor. Designed with beach life in mind, there will be a large store next to the entrance for water sports equipment, with double doors for easy access. The hallway will connect to a useful galley kitchen with a hidden bar and wine fridge, which sits adjacent to a garden room or second living space and a guest WC.

Three generous double bedrooms will occupy the first floor, alongside a large family bathroom with a separate bath and a walk-in shower. The main bedroom will have a walk-in dressing area and an en suite and has been configured to look over the dunes and out towards the sea.

The main open-plan living, kitchen and dining spaces will sit on the top floor. A generous wraparound balcony will act as an extension of the interior spaces, with plenty of room for an al fresco dining set-up. Vast sliding glazed doors will draw natural light and frame a beautiful vista of the beach opposite.

Each house will have its own driveway with a covered carport with space for two cars and off-road parking for three.

As the proposed houses are being sold off-plan there is scope for owners to influence the internal fit out in discussion with TG Designer homes.

The Area

The plot sits directly opposite Littlestone-on-Sea, a beautiful stretch of shingle coastline punctuated with rugged sand dunes. Popular amongst windsurfers and wild swimmers, the magnificent Greatstone Beach is only a few minutes to the south and offers a plethora of watersports and outdoor activities, via the neighbouring water sports club, The Varne. Littlestone Golf Course is also only a 5 minute drive. The beach is within such close proximity that, occasionally, a sail can be spotted bobbing along the horizon from the upper floors.

Dungeness' striking landscape is slightly further afield and has garnered the title of Britain's only desert. Its beautiful scenery has attracted a flourishing artist and architectural community. There are two pubs on the peninsula, one at either end of the Estate's road, as well as a fish hut and famous 'Snack Shack' selling freshly-caught fish and crab rolls. Derek Jarman's former home, Prospect Cottage, also lies on the Dungeness estate. Recently protected by Art Fund, its garden is famous for its wildflowers, sculptures made from beach-found objects and saltwater-loving flora.

The picturesque town of Rye, approximately a 25-minute drive away, has some excellent independent shops and good places to eat and drink, including The George, The Standard Inn and Knoops Chocolate.

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The house is around 75 miles from central London (approximately 90 minutes from Greenwich). It lies around 20 miles from Ashford International, which is only a 38-minute journey to King's Cross St Pancras. It's also a 20-minute taxi ride (or a slightly longer bus journey) from Rye Station, which runs trains to King's Cross via Ashford in just over an hour.

Council Tax Band: Awaiting assessment



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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”.