

THE MODERN HOUSE



*Hastings, East Sussex
Sold*

Fairlight

Occupying an exquisite position set back from the cliffs of Fairlight, with uninterrupted views south across the Channel, is this wonderful five-bedroom house with large private garden. Originally built in 1967, the property has been completely renovated to a versatile design by architect Colin Pennington, blurring internal and external boundaries with an open-flowing plan and uplifting aesthetic.

The property is accessed along an unmade track and positioned behind a front lawn garden and driveway with parking for two cars. Internally, the house extends to approximately 1,817 sq ft and is arranged over two levels.

Entry is through a glazed porch and to a hallway with original wood-block flooring. This extends to the right, into a generous bedroom with sliding glazed door to a south-facing decked area. To the left is a large sun room with roof light and floor-to-ceiling bi-fold doors that open to the paved driveway. A clerestorey window shares natural light with a bedroom, clad in OSB and with external access to the rear-garden decking. A further bedroom occupies a central position within the plan.

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At the rear of the house, through a reeded-glass door, is the large open-plan kitchen, with engineered-oak flooring and timber cabinets. The space flows from dining area to L-shaped living room, with log-burning stove and sliding glazed doors to the rear decking and gardens beyond. Glazing throughout is by Velfac.

Ascending from the hallway to the upper level, is a staircase with original hardwood balustrade and handrail. There are two large double bedrooms on the first floor, both with stripped-wood flooring and glazing that opens to a south-facing roof terrace, with planning in place for decking, and the potential to extend further.

The house can be found nestled behind ferns and thorn bushes on the edge of an area known as The Firehills, a stunning stretch of dramatic coastline forming part of the 500-acre Hastings Country Park. The nature reserve begins at end of the track on which the house is located. Moving inland from sandstone cliffs and secluded beaches, the landscape becomes wild-flower fields, woodlands, glens, valleys, lakes and waterfalls, and is renowned for its beautiful walks, views and biodiversity.

Fairlight is an attractive village around ten minutes by car from Hastings and St Leonard's, and around twenty minutes' drive from the popular coastal town of Rye. The beaches at Winchelsea and Pett are a five-minute drive away. Direct train services from St. Leonard's and Hastings reach London's Charing Cross in approximately an hour and a half. The station at Rye offers services to Stratford International taking approximately 56 minutes and Ashford International for links to the continent.

First viewings will take place on Saturday 22nd September.

*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”.