

THE MODERN HOUSE



Fairlight, East Sussex
Sold

Warrenders

This exceptional house, designed by London based practice Alma-nac, sits in an elevated position on the East Sussex coastline, five miles to the east of Hastings, in an Area of Outstanding Natural Beauty. The profile of the building is extraordinary, its steel frame angled in two directions to frame the lush surrounding countryside in one direction and the coastline in the other, with views as far reaching as the headland of Dungeness. Set over two storeys, the upper level cantilevers six and a half meters and the entire house has been designed with a high level of sustainability and future-proofing in mind.

Replacing a 1950's bungalow and dilapidated barn, the house was built in 2014 and offers expansive living space across 4309 square feet. Positioned at the tip of a private driveway, the property is accessed through the primary entrance at the front of the building, which immediately opens out into a light and voluminous double-height entrance hall, with full-height, glazed bi-fold doors offering views out to the surrounding landscape.

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To the right-hand side of the plan, an expansive dining room is interlinked with a modern kitchen, looking out to the garden and a fertile vegetable patch. There is also a separate utility room.

A bright guest room with ensuite and a separate snug sit on the opposite side of the house; an area that could easily be converted into a self-contained living space. A ten-metre-long swimming pool room is also located on the ground floor; a beautifully light space with extensive glazing, a cleverly positioned sky light and attractive slate surround.

The first floor can be accessed via the beautifully joinered iroko staircase or the internal lift, leading into an open and spacious landing room with a set of glazed doors leading to a first-floor balcony and views onto the wildflower meadow.

The cantilevered section of the building doubles as a parking space beneath the house and large study and library internally, with a triangulated glazed wall to one end and iroko flooring running underfoot. The master bedroom, a large ensuite and separate dressing room can be screened for privacy at the opposite end of the upper floor, with a sliding inset door providing a partition. Accoya wood windows frame the exceptional views, stretching out to Rye Harbour along the coastline. A further guest bedroom with ensuite is also located on the first floor.

The surrounding curtilage of the building extends to 6.5 acres to the boundary, with approximately 1.5 acres of formal gardens wrapping the house; a sheltered dining area, herb garden, fruit trees and potting shed to the rear. The house also has a 7,500 litre rainwater water harvest tank.

Fairlight is an attractive village, well positioned for the coastline and popular beaches of Winchelsea and Pett, just a five-minute drive away. The neighbouring town of Hastings is reachable in under 20 minutes and has become renowned for its thriving arts scene; the Hastings Contemporary (formerly the Jerwood gallery) and De La Warr pavilion offering an engaging arts programme. St Leonard's and its offering of independent shops and cafes is also nearby.

Transport links to the capital are good, with direct train services from Hastings, St Leonard's and Battle to London's Charing Cross in approximately an hour and a quarter. The station at Rye is reachable from Warrenders in 25 minutes and provides a service to Stratford International in 56 minutes and Ashford International for links to the continent.

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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”.