

THE MODERN HOUSE



*Hove, East Sussex
£875,000 Leasehold*

Baltic Wharf

This inspiring apartment of over 3,000 sq ft sits on a quayside in a former Victorian icehouse on Hove's Baltic Wharf. Designed around a flexible central core, the plan uses honest materials like ply, stainless steel and concrete to embrace the area's industrial heritage. Its tall, south-facing windows bathe the room in light throughout the day and frame views over Southwick Ship Canal.

The Building

Baltic Wharf earned its name from the blocks of ice transported from Scandinavia that ships unloaded in the neighbouring quay. The warehouse dates back to 1890, when Larkin & Company ran the ice wells in Wellington Road, and was designed with extra deep and thick walls to store the ice. The three-storey building was divided into four apartments, an office space and creative studios on the ground floor in 2006. This apartment is the largest, and its interiors have been completely reimaged by the current owners.

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The Tour

The apartment is on the first floor of the building, which is accessed via a plywood communal staircase illuminated by bulkhead lighting.

Entry is to the apartment's generous entrance hall, which draws westerly light from a Juliet balcony. From here, a glimpse of the expansive 39 ft-long living space is revealed.

Open-plan and defined by a majestic steel column that amplifies the incredible ceiling height, the living area has an astonishing sense of volume. Full-height French windows along its southern aspect illuminate the predominantly white decorative scheme and draw attention to the occasional pops of yellow dotted throughout. Grey rubber flooring grounds the space.

The room's zones can be delineated by curtains suspended from tracks above; made of two different fabric weights, and in yellow voile and heavy grey felt respectively, they can be pulled to achieve different moods and atmospheres. Plywood peg boards across the space have been designed as an adjustable backdrop to hang artwork.

The kitchen is at the rear of the plan. A plywood frame houses a stainless steel galley kitchen with cheery yellow cabinetry. Behind the kitchen is a separate dry store room and a utility area with shelved storage.

Three generous bedrooms and a large studio space fan out from the central space. The eastern wing is entered via the study. From here, there is an impressive main bedroom on one side and a bathroom on the other. Behind the bedspace is an open dressing area with another room currently used for massage or meditation. In the bathroom, a bespoke fibreglass bath designed for reading while bathing is paired with a stainless steel vanity unit. South-facing light pours into the space from a large window, and double doors lead out to the courtyard garden from both the library and the bedroom.

A spacious studio, currently used as a guest bedroom, sits at the rear of the plan off the central living area. A light box around the bed draws daylight into the space.

There are two further bedrooms and a bathroom off the entrance hall. Mezzanine beds are cleverly incorporated alongside dramatic floor-to-ceiling wardrobes. French windows open to Juliet balconies and invite in a breeze. The bathroom adds to the industrial feel with micro-cement walls, a stainless-steel vanity and a sheer yellow strip curtain.

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Outdoor Space

The large courtyard terrace on the east side looks out to the everchanging view of the industrial quayside. The towering brick sea wall behind creates a natural suntrap across the decking. Perforated steel steps wind up a staircase to a locked gate at street level. Enclosed by a steel mesh fence, its lofty position creates a wonderful vantage point to observe the ships coasting by.

On the western edge and perfect for sunsets, a communal decked roof terrace is at street level with far-reaching views over the landscape and out to sea. There is also shared secured bike storage.

Area Guide

The Southwick Ship Canal first used for shipping in 1855 runs parallel with the shoreline, providing a route into the port of Shoreham. Off the tourist map, this section of Hove is popular with locals for its tranquil beaches, neighbourhood bars and restaurants. For coffee, Small Batch Coffee Roastery Café lies opposite. Other neighbouring favourite haunts include Rockwater which, with its magical setting on the beach, offers morning yoga and comedy nights alongside its restaurant and rooftop bar. There is also an outpost of the Ginger Pig, the much-feted chain of restaurant hotels.

Brighton has a wealth of arts venues in addition to independently owned bars, coffee shops and restaurants. A few dining spots of note include award-winning etch. Riddle and Finns for seafood, Plateau natural wine bar and restaurant and Mange Tout for seasonal modern cooking. For entertainment, there is the Komedia Comedy Club, the historic Theatre Royal as well as the annual Brighton Festival and Brighton Fringe, the UK's largest arts festival.

Outdoor life is a big attraction to living in Brighton and Hove. Hove Lagoon, behind the beach, is a five-minute cycle away and is a magnet for watersports enthusiasts. In addition to the seafront, the natural beauty of the South Downs National Park is within easy reach.

Nearby Ofsted "Outstanding"-rated schools include West Hove Infants and independent St Christopher's is nearby.

Portslade's railway station is a 10-minute walk, with direct trains into Hove in three minutes and Brighton in seven minutes. Regular direct trains run from Portslade to London in 1 hour and 11 minutes. Road transport connections are good, with easy links to the A27, A23 and M25. Gatwick Airport is 35 minutes away by car, or there are direct trains from Brighton.

Tenure: Leasehold Lease Length: Approx. 106 years remaining Service Charge: Approx. £1,200 per annum (includes building insurance, repairs to the shared area and outside of the building, sinking fund, bike storage and roof terrace) Ground Rent: Approx. £300 per annum Council Tax Band: A

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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”.