

THE MODERN HOUSE



*Hastings, East Sussex
Sold*

Blacklands

Blacklands is a three-storey former Victorian Methodist chapel that was converted and added to by Waugh Thistleton in 2005 for the artist Jake Chapman. The architects have successfully married together traditional and contemporary elements to create a striking and generously proportioned home.

Blacklands is entered via an internal entrance hall with beautifully weathered flagstones. This leads to a long kitchen and an enormous 50ft living room with high ceilings that runs the length of the building, with large windows at front and rear. There is a courtyard garden off both ground-floor rooms. Above are the first and second floors housing five bedrooms, two bathrooms, a cloakroom and a utility room. Accommodation amounts to more than 3,000sq ft in total.

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Waugh Thistleton describe their additions to the old building as follows: "The conversion includes extensions to the rear and side of the building. The rear extension houses the kitchen. Large doors have been inserted and open up the view on the ground floor. An extension to the side of the church is clad in shiplap brushed with refined coal tar, taking its inspiration from the fishermen's huts in Hastings. The materials are significantly different from those used in the original building to clearly define the modifications."

Blacklands is the largest house on a long residential street made up mostly of Victorian terraced houses. It is located a short walk from Ore railway station, from where trains to London take approximately 1 hour 50 minutes. Hastings railway station is also a short drive away, from where more regular direct trains run to London (journey time to Charing Cross 1 hour 30 minutes). The house is approximately one mile from the seafront and central Hastings. Nearby Hastings Old Town provides a good range of shops and cafes and there is green space at the popular Alexandra Park nearby.

The East Sussex coast is well known not only for its beaches (Pett Level and Winchelsea being perhaps the best beaches in the Hastings area) but also for its thriving arts scene. The De La Warr pavilion in Bexhill, an iconic Modernist building, has a renowned arts programme and, in Hastings itself, the Jerwood Gallery is due to open soon.



*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”.