

THE MODERN HOUSE



*Herne Bay, Kent
£650,000 Freehold*

West Cliff Gardens

Panoramic coastal views and a recent dramatic transformation lie behind the contemporary façade of this three-bedroom house. Inspired by New Zealand 'Bachs', this light-filled home has been creatively conceived to exploit its elevated position and sea vistas.

The interiors, layered in textured materials – timber, rippled glass, smooth and sand-blasted concrete – are finished with meticulous attention to detail. The house has two parking spaces, a large sociable sundeck and, within its generous rear garden, an external bath house and a cosy timber pod. A two-mile stroll west leads from nearby Hampton Bay to Tankerton and beyond to Whitstable.

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The Tour

The house sits within West Cliff Gardens, an array of seaside houses perched on a rise, a short walk from Herne Bay's Hampton Beach. A short 'boardwalk' with off-road paved parking spaces to either side leads to the glazed front door. This opens to a wonderfully considered boot room lined with handsome storage, suited to neatly tidying everyday accoutrement. There is also a lovely seating nook, perfect for donning coats and shoes.

Rooms are intelligently laid out to offer generous open space for easy entertainment, as well as for private sanctuary. Artfully pared-back interiors marry with fine-tuned and impeccably realised details. Breathtaking views from swathes of floor-to-ceiling glazing bring the outdoors to the forefront, offering everchanging panoramas throughout the seasons.

At the heart of the house is the beautifully designed and brilliantly bright open-plan living, dining and cooking space. A wall of glazed doors opens, with seamless fluidity, to a nautically inspired sundeck immersed in the surrounding seascapes. On chillier days, indoors affords a cosy and inviting retreat; timber floorboards are warmed by underfloor heating, and a blackened bio-fuel burner offers a natural focal point to gather around.

Lying directly off this main reception space, separated by a curtained wall of Crittall-style glazing, is a snug. Currently used as a quiet haven for study and work, this room would make a great additional bedroom.

Two peaceful bedrooms occupy the other side of the plan. The main bedroom lies at the front and is again flooded with light care of a bank of full-height glazing. An adjacent deck with mesmerising sea views is a wonderful place for a morning coffee. A walk-in dressing area sits alongside, as does a calming en suite shower room. The smaller bedroom has views out to the front garden. Positioned between is a family bathroom, with a joyful material, colour and textural palette that mirrors the thoughtful detailing apparent throughout.

Completing the ground floor layout is the utility space, with banks of full-height cupboards and room for washing and ironing.

Outdoor Space

The house sits on an elevated level, behind a gently sloping grassy bank and beach-themed garden. The greying sundeck, orientated to make the most of the spectacular coastal views and sunlight throughout the day, is a perfect spot for morning coffees, relaxed sociable dining or a gentle evening yoga session, backdropped by expansive sunsets and starry skies. Underneath is a large integrated storage area for outdoor equipment.

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There are also two useful – and fun – outbuildings. The first, the bathhouse, is clad in rough-sawn boards and with a corrugated roof, epitomising the home's New Zealand 'Bach' back-to-nature essence. The second is a pine-lined asymmetrical garden 'pod' that provides terrific additional multi-functional space.

The Area

Only a street and a manicured community green space separate West Cliff Gardens from Hampton Beach, with its prettily painted beach huts. A short, easterly coastal walk leads from Hampton Beach to Herne Bay, with Whitstable and Tankerton to the west.

While Herne Bay's history extends back to ancient times, its reputation flourished in the Victorian period as a popular seaside town – so much so that dedicated ferries ran from London to the town. Tall, refined 19th-century houses still define its profile today; some of the most impressive examples can be seen from Herne Bay's lovely shingle beach, where you're never too far away from fish and chips fare.

These days, Herne Bay is host to some lovely independent shops, like The Little Green Bookshop, as well as wonderful cafés, such as The Wallflower Cafe for great vegan food, Green Door Deli, and Toast, a well-loved coffee spot within a local art gallery.

Herne Bay is a cycle along the coast (or, two train stops) away from Whitstable, with its impressive assortment of independent haunts, striking historic architecture and thriving cultural scene. Historically famed for its oysters, the town hosts the annual Whitstable Oyster Festival and is home to the Michelin-starred The Sportsman. We've written about more of Whitstable's top spots in our Journal.

Herne Bay is also brilliantly connected (by train or car) to other larger Kentish coastal towns, like Broadstairs and Ramsgate. Within easy reach is Margate, which is around a 30-minute drive or a 16-minute train from Herne Bay, and has more great food and cultural venues, including Turner Contemporary. Canterbury, with its beautiful cathedral, is approximately seven miles from Herne Bay.

There are several well-regarded schools in easy reach of West Cliff Gardens. The nearby Hampton Primary School is rated as "Good" by Ofsted, as is Herne Bay High School.

West Cliff Gardens is around a 22-minute walk from Herne Bay Station, which runs regular services to London Victoria and London St Pancras in an hour and 30 minutes, and an hour and 20 minutes respectively. Road connections are also excellent, with the M2 close at hand to reach London in around an hour and a half.

Council Tax Band: D

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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”.