



The Mount  
Roedean Way | Roedean

# THE MOUNT















Luxurious five bedroom detached house with panoramic sea views, landscaped gardens, wine cellar and integral garage.

Commanding breathtaking sea views, this detached Roedean home has been designed with a superb attention to detail.

Located within easy reach of the marina and central Brighton, the interior of this superb home balances a wealth of bespoke features and contemporary design with an enviable amount of natural light. From the granite and gold leaf coat of arms to the fluted marble columns, there is an undeniable sense of style. This notable home comes complete with granted planning permission to extend its outstanding footprint still further.



#### In More Detail

A bespoke portico with refined sandstone balustrading and a hand-carved coat of arms opens onto a spacious entrance hall where a monogrammed granite and marble setting creates an instant indication of the indulgent milieu that this remarkable family home has to offer.

#### Inside

Creating a breathtaking backdrop to the expansive ground floor, a wealth of eco-friendly French doors stretch across the front of this bespoke Roedean house offering panoramic sea views that are hard to ignore.

Beautifully light and bright, soft neutral tones flow throughout the dual aspect drawing room where hand carved plinths and fluted columns add elegant focal points. Perfectly sized for entertaining and offering ample space to relax and admire the panoramic views, the generous proportions include a discreet state of the art Bang & Olufsen home cinema area, while French doors open onto the south-facing terrace and side waterfall, extending this sociable and versatile space still further. The deep red walls of the adjacent library with its bespoke walnut burr bookcase create a rich contrast to the crisp white Hodkin & Jones comicing, adding to the refined feel. Across the hallway a dual aspect dining room provides a formal setting for family meals and celebrations allowing you to spill out onto the south-facing terrace or into the landscaped rear garden for after dinner drinks.











Newly decorated and opening once again onto a graceful Indian sandstone terrace, the peaceful sun lounge benefits from planning permission to be extended.

Cleverly designed to ensure that the sea views continue right throughout this superb Roedean home, the well-appointed kitchen/breakfast room combines the charm of a Clive Christian style design with the luxurious finish of bespoke Supreme Black Granite countertops. Impressively appointed with Siemens integrated appliances and a hidden AEG Down Draft extractor, it's the lava stone barbeque and deep fryer that makes this a true cook's kitchen. Step outside and there's a fantastic selection of fresh herbs to choose from, while a recessed LCD screen is Wi-Fi enabled and comes complete with a wireless keyboard.

















Upstairs, the commanding sea views and beautiful sense of light and space engender a calm and peaceful feel in each of the four bedrooms. The dual aspect master suite is also a master class in interior design. As you enter through a large walk-in dressing room with its abundance of tasteful wardrobes, you encounter the sliding glazed doors which stretch across the full width of the room. These open onto a deep south-facing balcony and allow you to relax and enjoy the sweeping sea views from the comfort of your own bed.

The luxury en suite wet room features Rosa Aurora marble, Nero Assoluto granite and 24 carat gold fittings. The ample space includes a bespoke polished brass basin, hot tub and a separate walk-in shower with rainshower head, all coming to give a real sense of grandeur.

Equally well-presented, three further bedrooms offer ideal family and guest accommodation and whilst all enjoy their own sea views, one opens onto an additional balcony. Across the hallway beneath a domed ceiling with its canopy of fibre optic stars, the family shower room features an eye-catching wet room shower with an elegant Villeroy & Boch basin, all arranged in a granite and marble setting.

Accessed via a spiral staircase in the master suite, the top floor of this family home offers a wealth of versatility. Currently configured as a fully appointed study/home office with plenty of discreet and secure storage, there is ample potential to convert this generously proportioned space into an additional bedroom suite.































## Outside

Behind the distinguished black iron gates a hand laid driveway with fan-shaped cobblestones leads up to an integral double garage with underfloor heating. Effortlessly complementing the main house, a polished granite floor features Giallo Veneziano diamond inlays.

Offering the chance to create additional parking or a private gym, double doors open from the garage onto a spacious wine cellar with a tumbled limestone floor. Providing an impressive amount of space for laying down the most discerning of wine collections, artist decorated walls and fluted marble columns create the perfect space to entertain, while a solid gothic oak door opens onto a thermos glazed walk-in wine fridge.

Discreetly tucked away out of sight behind noise reduction doors, a convenient utility room offers Miele appliances within its bespoke cupboards.

Creating sumptuous spaces to admire the uninterrupted sea views, the graceful Indian sandstone terraces and balconies engender easy flowing extensions of this unique property. Perfectly sized for entertaining, al fresco meals or simply relaxing in the sun with the weekend papers, these south-facing spaces offer plenty of peace and privacy. The landscaped front gardens with their well-maintained lawns and fragrant roses add a classic English garden feel, while the two first floor balconies provide idyllic spots to enjoy a nightcap while you watch the sun set over the horizon.

A mature herb garden, majestic palms, fuchsias, roses and acers add splashes of colour and interest to the many delineated areas and terraces of the rear garden. Stretching across the full width of this detached home, a large lawn is bordered by different terraces facing each point of the compass thereby allowing you to chase the sun to your heart's content. These landscaped tiers create a beautiful yet easy to maintain outdoor space that offers yet more sea views, while a large greenhouse provides the opportunity for you to grow your own produce.





#### In the Local Area

Set back from the road this prestigious home is conveniently located only minutes away from the seafront. Brighton Marina with its many boutiques, shops and restaurants offers something for everyone, while a short seafront drive takes you into the picturesque village of Rottingdean or to the hubbub of central Brighton.

For those who love to play a round of golf, the par 72 course of the historic East Brighton Golf Club is right on your doorstep and offers easy access to the South Downs.

Local schools include Brighton Steiner School, Roedean School, St Mark's C of E Primary School, Longhill High School and St John the Baptist Catholic School, while the ever popular independent Brighton College is within easy reach.

Brighton train station with its convenient mainline commuter links is approximately under two and a half miles away and the A27 is easily accessible.

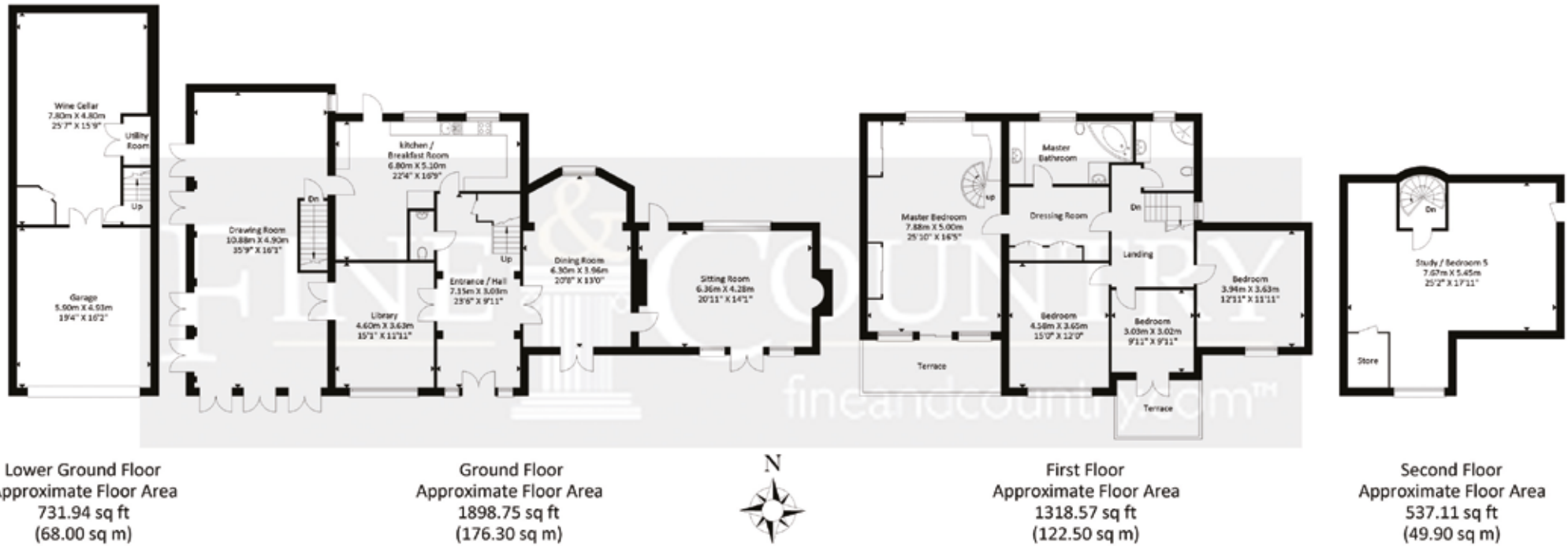
While you're out and about, Brighton & Hove City Council and BT have joined forces to make free Wi-Fi available from their network of 40 hotspots at a range of locations across the city centre. This section of Roedean Way benefits from Superfast Broadband access with average speeds up to 200Mbps, ideal for those who work from home.

Currently the property is in Council Tax band G which was charged at £2,839.68 for 2016/17.

Panoramic Sea views  
South-Facing Terraces and Balconies  
Five Bedrooms  
Luxurious Bespoke Interior  
Well-Appointed Kitchen  
Home Cinema Area  
Double Integral Garage  
Large Wine Cellar  
Spacious Home Office/Study  
Granted Planning Permission



## Roedean Way









# FINE & COUNTRY

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