



The Cliff
Roedean | BN2 5RF





Step inside

41 The Cliff

Stunning Art Deco Detached House with 5 Bedrooms, Panoramic Sea Views and Landscaped South-Facing Gardens.

Commanding breath-taking sea views in a highly sought after area of Roedean, tiered landscaped gardens lead up to this supremely elegant property. Sweeping curved white walls, rich walnut floors and south-facing balconies with their sea views all combine to create a unique example of contemporary design at its very best.

Throughout this expansive and immaculate house modern technology features and graceful Art Deco themes have been incorporated with the utmost attention to detail. From the putting green to the sedum roof, every aspect of this home is finished to an incredibly high specification. EPC Rating C.

Adding a splash of colour to the crisp white façade, an orange door with its porthole windows opens onto a spacious entrance hall featuring the beautiful walnut floors which flow throughout the majority of this extensive home's ground floor. The subtle clean line Art Deco design themes demonstrate an impressive attention to every detail.

Ground Floor

Creating a superb backdrop to the spacious main reception room, a wealth of full height crittall-style windows and French doors offer panoramic sea views that are hard to ignore.

Beautifully light and bright, the rich tones of wood floors add to the inviting feel of a south-facing room that is perfectly sized for entertaining and relaxing as a family, while the French doors open onto a large terrace, perfectly extending this highly sociable space still further.

Adding to the impressive sense of space and allowing you to create a highly versatile open plan feel, wide opaque doors slide open to reveal a well-appointed Schmidt kitchen along with an additional TV room, where further French doors take you into the beautifully planted rear garden.

The ample proportions of the kitchen easily accommodate a large central island that sits beneath a discreet Cloud Nine Elica hood, echoing the clean line design theme of this spectacular home. Integrated Siemens and Liebherr appliances sit in and amongst a wealth of elegant white wall cabinets, and a filtered water tap and the etched grooves of the countertops flow into an under-mounted Blanco sink. French doors open again onto the landscaped rear garden, while tucked discreetly out of sight, a fully equipped utility room lies adjacent complete with Miele laundry appliances and a Caple wine fridge.

To the rear of the ground floor, a generously sized study offers a peaceful environment in which to work opening once again onto the rear garden, while a beautifully presented WC offers one of the many Lefroy Brooks suites that feature throughout this family home.

First Floor

A tasteful staircase with its Art Deco ironwork leads up to a gallery hallway benefiting from plenty of natural light from the entrance hall's double height ceiling and large skylight.





Continuing the graceful sense of style, four equally well-presented bedrooms create ideal family and guest accommodation. Opening onto the deep terrace that stretches across this expansive house, two bedrooms offer commanding sea views, whilst across the hallway natural light tumbles into a double bedroom whose en suite shower room adds a touch of luxury with its eye-catching geometric patterns. The crisp white walls and soft lilac grey carpet continue in a further double bedroom where a wide window looks out onto the living walls and water feature of the rear garden.

The Art Deco elements continue in the family bathroom with its distinguished mixture of Fired Earth monochrome patterned floor tiles and traditional metro tiles. The ample space includes a Lefroy Brooks bath and overhead period shower rose with classic exposed valves and riser, all combining to give a real sense of grandeur.

Second Floor

Rivalled only by the main living area for an instant wow factor, the master suite is also a master class in style and elegance. Opening onto a final south-facing terrace that curves its way around the top floor, a sitting room area creates an idyllic spot to watch the sun set over the horizon, while the main bedroom allows you to enjoy the panoramic sea views from the comfort of your own bed.

A discreet area provides an abundance of stylish open wardrobes while double doors open onto a deep walk-in cupboard creates additional storage without encroaching on the aesthetics of this peaceful space.

White marble-style tiles in the Lefroy Brooks bathroom add a final touch of refinement to a spacious master suite.





Outside

South-facing landscaped tiers stretch across the full width of this Roedean home creating a stunning yet easy to maintain outdoor space that allows you to chase the sun to your heart's content. Offering something for everyone, a putting green allows you to practice your swing while a bespoke resin path leads you past beautifully planted beds of statuesque alliums and a timber pergola up to the wide ground floor terrace with its wonderful sea views.

Accessed from the first and second floors, two further terraces continue the fantastic feeling of space and privacy, each offering their own far-reaching sea views and an abundance of room to relax in the sun.

The attention to detail continues in the highly private rear garden, where the bespoke landscaping shows an impressive eye for detail. Raised beds of ornamental grasses, phormiums and photinia are planted for colour and interest throughout the seasons, and eye-catching living walls border a tall exposed brick water feature that enhance the supremely calm and peaceful feel. A sedum roof and solar panels add energy-efficient eco credentials, while an irrigation system ensures the gardens are always watered.

Beneath the putting green at the front of the property a large garage offers secure off-road parking, while a discreet roller door offers access to further parking space to the rear of the house.

In the Local Area

Set back from the quiet road this detached home is conveniently located only moments away from the seafront. Brighton Marina with its boutiques, shops and restaurants offers a wealth of amenities, while a short seafront drive takes you into the picturesque village of Rottingdean or into the hubbub of central Brighton.

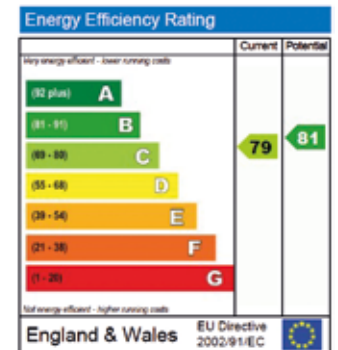
For those who love to play a round of golf, the par 72 course of the historic East Brighton Golf Club is right on your doorstep and offers easy access to the South Downs. Local schools include Brighton Steiner School, Roedean School, St Mark's C of E Primary School, Longhill High School and St John the Baptist Catholic School, while the ever popular independent Brighton College is within easy reach.

Brighton train station with its convenient mainline commuter links is easily accessible and the A27 is approximately 3 miles away. 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 Road benefits from Superfast Broadband access with average speeds up to 200Mbps, ideal for those who work from home. At the moment this property is not in a controlled parking zone and currently the property is in Council Tax band F which was charged at £2,461.06 for 2017/18.





Total Area: 289.6 m² ... 3118 ft² (including garden, garage, balcony)
All measurements are approximate and for display purposes only.



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