



5* splendour

gorham avenue

offers in the region of - £975,000

brandvaughan
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Sweep through electric gates and into a celebrity lifestyle in this luxury five/six bedroom detached house in the picturesque village of Rottingdean with its beach, shops, cafes and popular schools. On the edge of the National Park and just ten minutes from Brighton, this glamorous house with landscaped grounds looks very traditional, but in fact has all modern comforts as it was completed in 2000.



in brief...

Style: Modern detached house

Bedrooms: 5/6

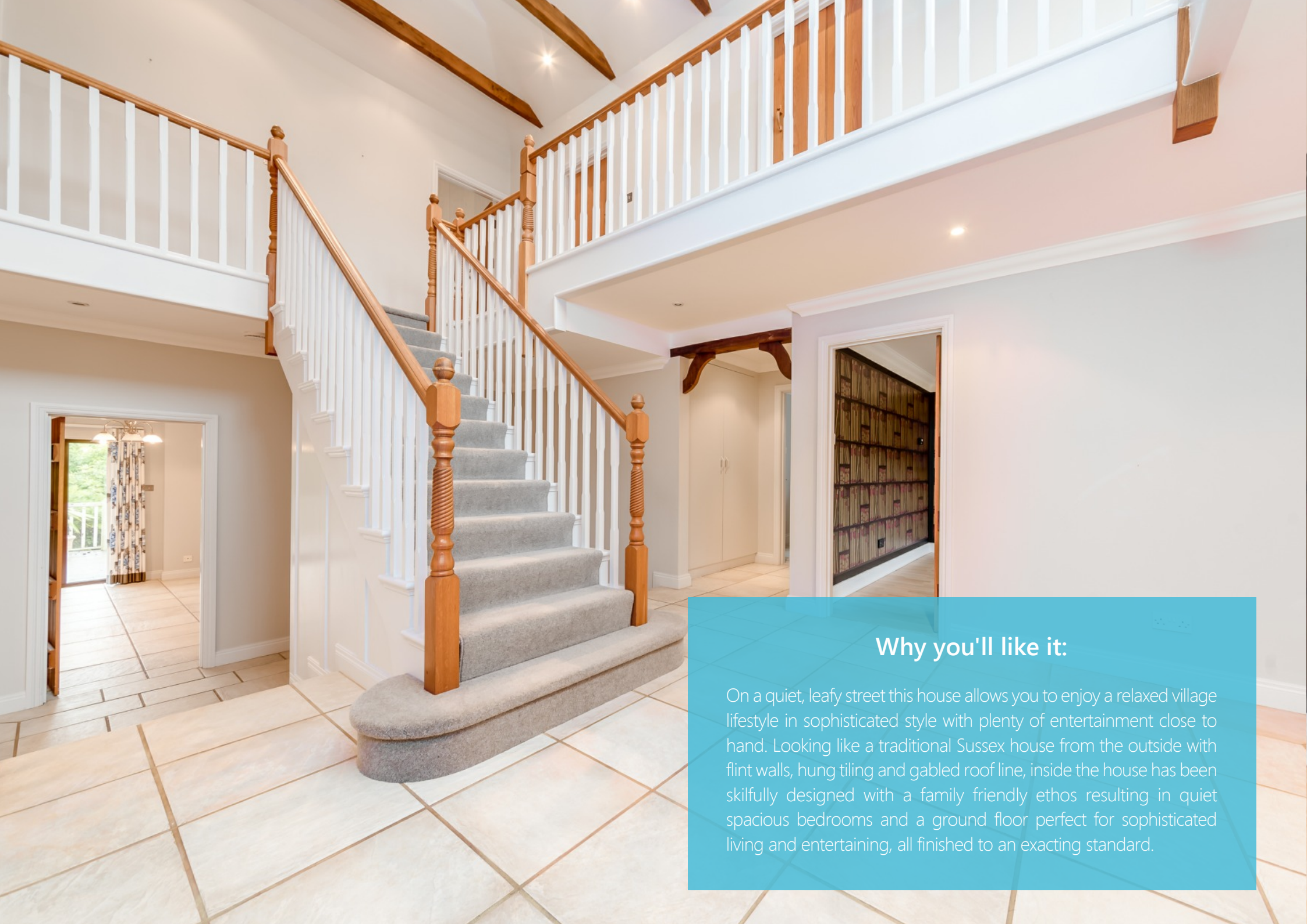
Living rooms: 3/4

Area: 3296 sq ft ; 306.2 sq m

Location: Rottingdean

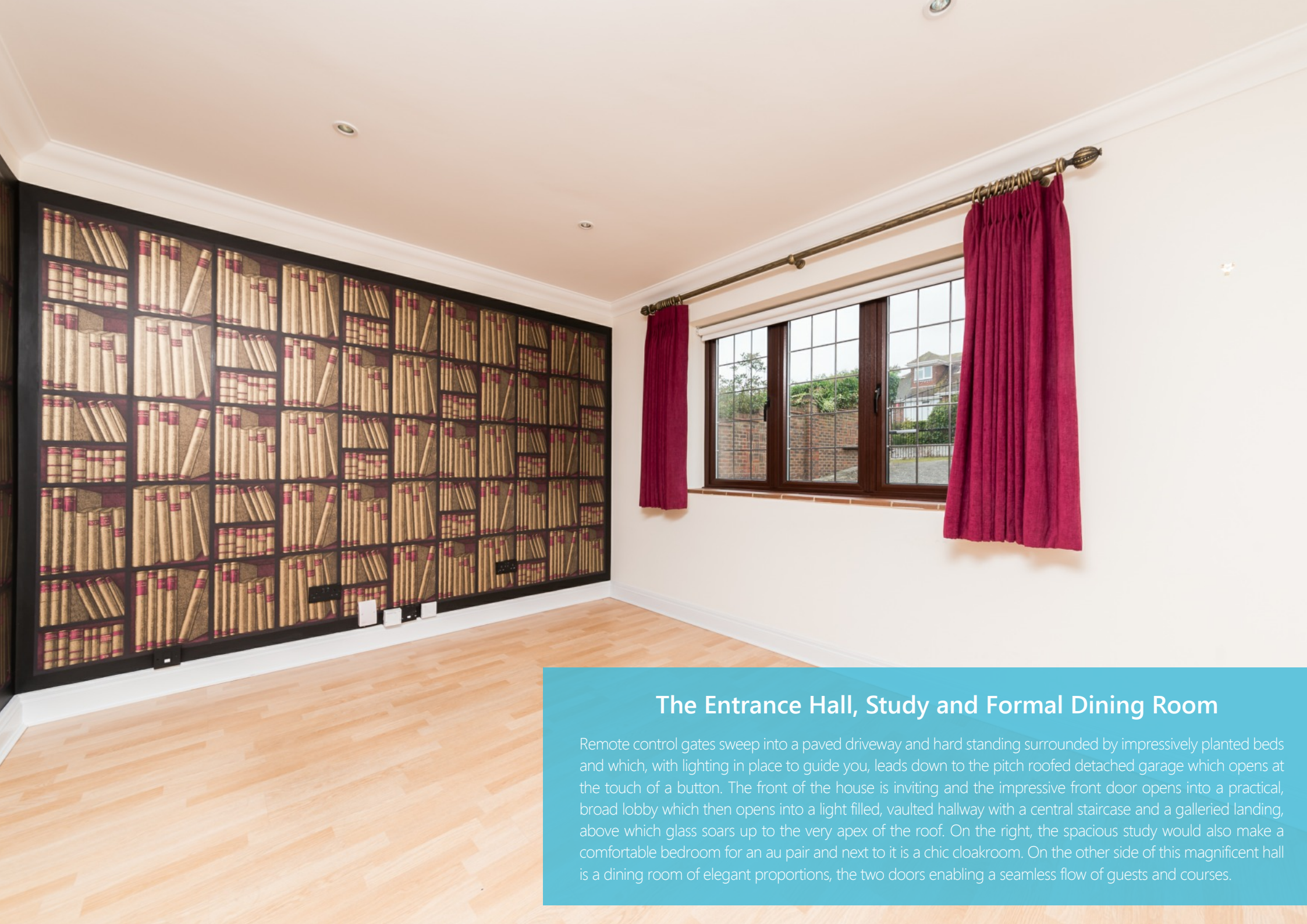
Outside: Landscaped gardens

Parking: Double garage



Why you'll like it:

On a quiet, leafy street this house allows you to enjoy a relaxed village lifestyle in sophisticated style with plenty of entertainment close to hand. Looking like a traditional Sussex house from the outside with flint walls, hung tiling and gabled roof line, inside the house has been skilfully designed with a family friendly ethos resulting in quiet spacious bedrooms and a ground floor perfect for sophisticated living and entertaining, all finished to an exacting standard.



The Entrance Hall, Study and Formal Dining Room

Remote control gates sweep into a paved driveway and hard standing surrounded by impressively planted beds and which, with lighting in place to guide you, leads down to the pitch roofed detached garage which opens at the touch of a button. The front of the house is inviting and the impressive front door opens into a practical, broad lobby which then opens into a light filled, vaulted hallway with a central staircase and a galleried landing, above which glass soars up to the very apex of the roof. On the right, the spacious study would also make a comfortable bedroom for an au pair and next to it is a chic cloakroom. On the other side of this magnificent hall is a dining room of elegant proportions, the two doors enabling a seamless flow of guests and courses.



The Reception

This glamorous room is to the right of the central staircase and makes the most of the views of the garden through wide French doors with glass panels to each side which open to a decked sun terrace which runs along the entire length of the house, stylishly bringing the outside into this entertaining space. There is ample room to relax with family or friends in this generously sized room and for more intimate evenings you can light the wood burner which is set within a beautiful inglenook fireplace and turn the dimmer switches down.

The Family Kitchen/Diner

Opening onto the sun deck, broadened at this end for sophisticated al fresco dining beneath a romantic gazebo, this family friendly kitchen has more than enough space for a table where the children can sit and do homework as the incentive to finish is baking. Country house in style, these blonde units and central island, all topped by gleaming granite would not look out of place in Chelsea. The glorious Falcon Range could stay subject to circumstance and plumbing is in place for an ice dispensing fridge. The dishwasher is already integrated for you and as you would expect of a build of this quality, there is a separate utility room.





The Garden

Sheltered and private, the garden can be reached by stairs or slide (yes, really!) from the sun terrace. There is a water well made for wishes which is secured by an iron grill and the central lawn is large enough for you not to need to worry which way the garden faces! A paved area, tucked away to one side, thoughtfully provides a quiet spot where you can sit and eat together when the children are in bed and broad steps lead down to the side door of the detached garage.



The Master and Guest suite

At the top of the sweeping staircase, the master bedroom has restful proportions and looks over the peaceful garden, so you will sleep soundly. Designer paper glistens in the sun light and the far wall is almost all glass leading out to a balcony made for romance. A walk in closet will set the heart racing and the luxury shower room has a fashionable dual headed system and sleek storage as well as a sumptuous heated towel rail. Next door, the guest suite also has a chic en suite shower room and access to a separate veranda where friends or visiting family could enjoy breakfast listening to the birdsong.



The Three Bedrooms and Family Bathroom

On each side of the glamorous galleried, double height landing, two of the spacious double bedrooms are at the front of the house, each with open views and fitted wardrobes. Central to this floor, the third bedroom is built for a prince – or princess – with plenty of storage and across the hallway the family bathroom is built to resist all they can splash at it with an industrial chic floor, which also happens to be non-slip, and is large enough for both a double ended bath, a separate shower and oodles of fashionable cabinets.

Bear in mind:

You have the best of all worlds: Easy access to the village, the beach and popular local schools as well as to the A23/27 and to the City of Brighton with its fast trains to London and the airports.



Owner's secret:

"We enjoy the tranquility of the house and garden knowing that everything that we need both as parents and a couple - schools, shops, theatres and restaurants - are close at hand."

where it is

Shops: Local shops by the green a 5 minute walk,
Brighton Marina 10 minute drive

Train Station: Brighton mainline about 17 minutes by bus

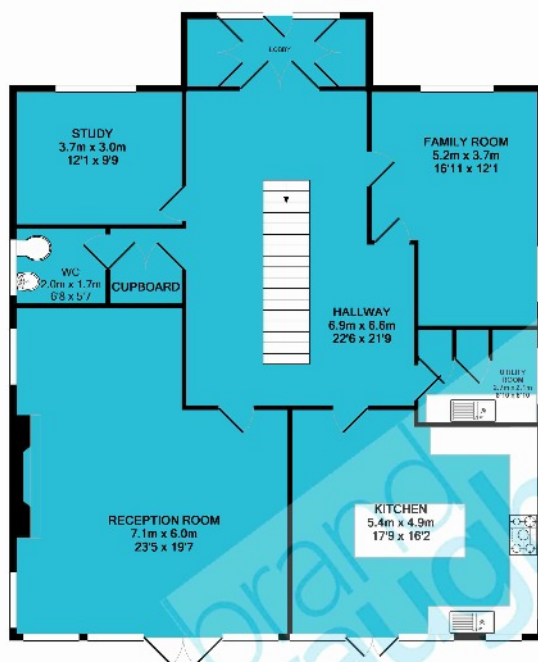
Seafront or Park: Seafront under 10 minutes,
Green is 5 minutes, cricket pitch 5 minutes

Closest Schools: Primary: Our Lady of Lourdes,
St Margaret's

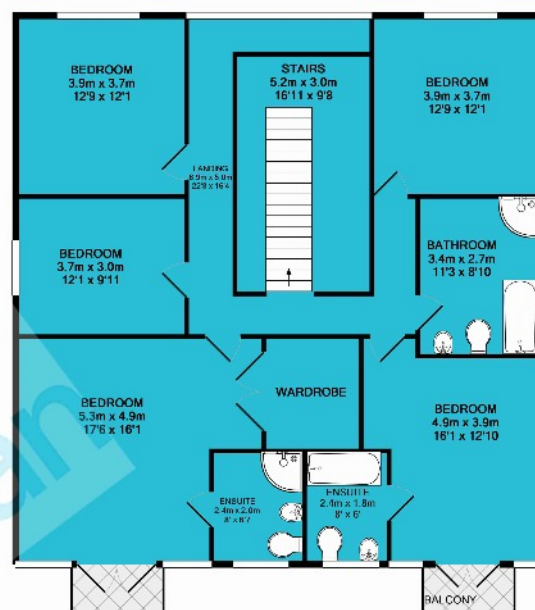
Secondary: Longhill

Private: St Aubyn's,
Brighton College, Roedean

Minutes from the heart of the picturesque coastal village of Rottingdean with its beach and eclectic mix of boutiques, tearooms and restaurants, this elegant home allows you to enjoy traditional village life in city style. Right on the doorstep of the National Park as well as one of the most fashionable coastal cities in the South East, and within reach of the A27/A23, this glamorous house would suit anyone who is looking for social living either on a permanent basis or as a weekend retreat.

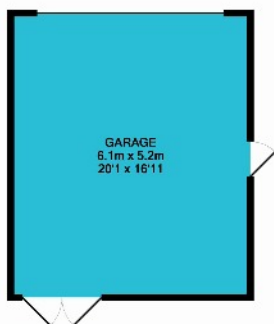


GROUND FLOOR
APPROX. FLOOR
AREA 172.6 SQ.M.
(1852 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 104.2 SQ.M.
(1124 SQ.FT.)

TOTAL APPROX. FLOOR AREA 306.2 SQ.M. (3296 SQ.FT.)
Measurements are approximate. Not to scale. For guidance only.
Measurements taken from 2016.



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call: 01273 683111

110 St Georges Road, Brighton, BN2 1EA