



spanish style

ovingdean road

£1,850,000

brandvaughan
exceptionalhomes



why you'll like it

With spectacular views across the Downs and occupying a double plot, this fabulous detached house is designed for luxurious living. With sun terraces on each level, ultimately leading to a heated swimming pool, this glamorous home is set over XX sq ft is within 15 minutes of Brighton's City Centre and has a secure gated entrance and garage, both remotely controlled.

This thrilling property, influenced by the Spanish tradition, was completely redesigned in 2004 creating a stunning home, completely comfortable in a large terraced double plot which warmly embraces this home, where every room has access to a sun terrace and to the garden.

Approached through impressive electronic iron gates, there is ample parking to the front of the house, where the front door is found at the top of wide curved steps to the left of the garage. Looking like a continental bungalow, the first surprise of this house is that it is made up of two storeys, and you can see the layers of the terraces as you approach the wide, arched door.



in brief...

- Style: Detached house on double plot with scope for self-contained living
- Bedrooms: 5 double
- Living rooms: 2 spacious
- Outside: There is a large terraced garden, fountains and heated pool with changing room
- Parking: Double garage, hard standing for several cars
- Location: Ovingdean
- Sq ft: 5059 sq ft



the kitchen

On the left, the steps leading from the hall continue across the room, mounting to the dining area, which has more sliding doors to the terrace and through which are wonderful views across the fountains and the pond to the Downs beyond.

Perfect for entertaining, the kitchen is ahead, with only a stone topped central island/ breakfast bar in view from the dining room. Turning the corner, the bespoke cherry wood units look gorgeous against the glistening black granite of the work surfaces. To your left is the doorway to the entrance hall and then the American style fridge is nicely placed near to the steel gas range cooker which has a stylish steel extractor hood above it. The room is lovely and light thanks to the large picture window, with more glorious views by the breakfast bar, and there are four arched windows in the other two walls, the windows on the right having the Franke Sink and tap beneath them. There is also a door here leading to the dining area on the terrace.

the entertaining area

Stairs lead down to another surprise- a fantastic entertaining area currently used as a private cinema and bar, with access to the lower terrace, and there is a glamorous bathroom along the left leg of the hallway, with a sauna tucked away behind it!





the living room/dining room

Inside, you step into an exquisite space with a sky light above your head and warm wooden flooring beneath your feet. The whole house has just been redone by an interior designer, and it shows in the easy flow of the rooms, quality of finish and luxurious details. To the right, wide steps descend into an enormous living room where the burnished floor continues and reflects all the light from the three sets of sliding leaded windows which lead out to the terrace wrapped around this building. Arched windows echo the graceful front entrance, and to your right is a gilded fireplace within an Adams inspired surround,





the guest suite

Returning to the entrance hall, next to the front door is a discreet turn which leads past the internal access to the garage to a sumptuous guest suite, which has fitted wardrobes and an en suite luxury shower room with high powered jets, also accessible through the hallway.





the master bedroom/en-suite and private terrace

The master bedroom is also on this floor, with an impressive wall of wardrobes and a room too large to be described as an en-suite with a power shower. Vernon Tetbury basins rest in hand made units and there is a magnificent Jacuzzi bath. You can hear the fountains in this room, and the floor to ceiling glass doors do not disappoint, opening onto the private terrace by the garden with views over the large fish pond, swimming pool and the Downs.

Three further spacious bedrooms are on this level, one of which is currently used as a gym, and all lead out to the romantic terraces looking over the rolling Downs. There is scope here to arrange these rooms into a self contained unit.







Bear in mind:

The house and gardens both flow really well and none of the rooms are overlooked, the swimming pool area occupies the second plot.



Owner's secret:

'We are only 10 minutes from the city but feel completely secluded and private here.'

the gardens

Outside, sweeping verandas and terraces join to lead you past the playful fountains and large dining area (with a scented herb garden near to it), down to a spacious garden with steps to the heated pool and covered dining area with a changing room in the pool house.



where it is

Shops: Rottingdean Village 5 minute drive,
Brighton Marina 10 minutes

Train Station: Brighton 15 minutes by car, Moulsecomb
10 minutes

Seafront or Park: Seafront 6 minute drive, South Downs
National Park 8 minute walk

Closest Schools: Primary: Rudyard Kipling Primary

Secondary: Longhill

Private : Brighton College, Roedean

Quietly situated between the picturesque village of Rottingdean and the vibrant City of Brighton and Hove, this substantial home is also only a mile and a half from the golf course, and the local secondary school is within an easy walk. Brighton station, with its excellent fast links to Gatwick and London is a short drive away, and there is a regular and reliable bus service along the Coast Road.



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Any details not shown on this plan
shall not be relied upon.

East Sussex

Approximate Gross Internal Area (including Garage) :-

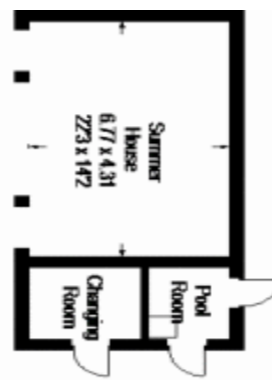
470 sq m / 5059 sq ft

Outbuilding :- 40 sq m / 430 sq ft

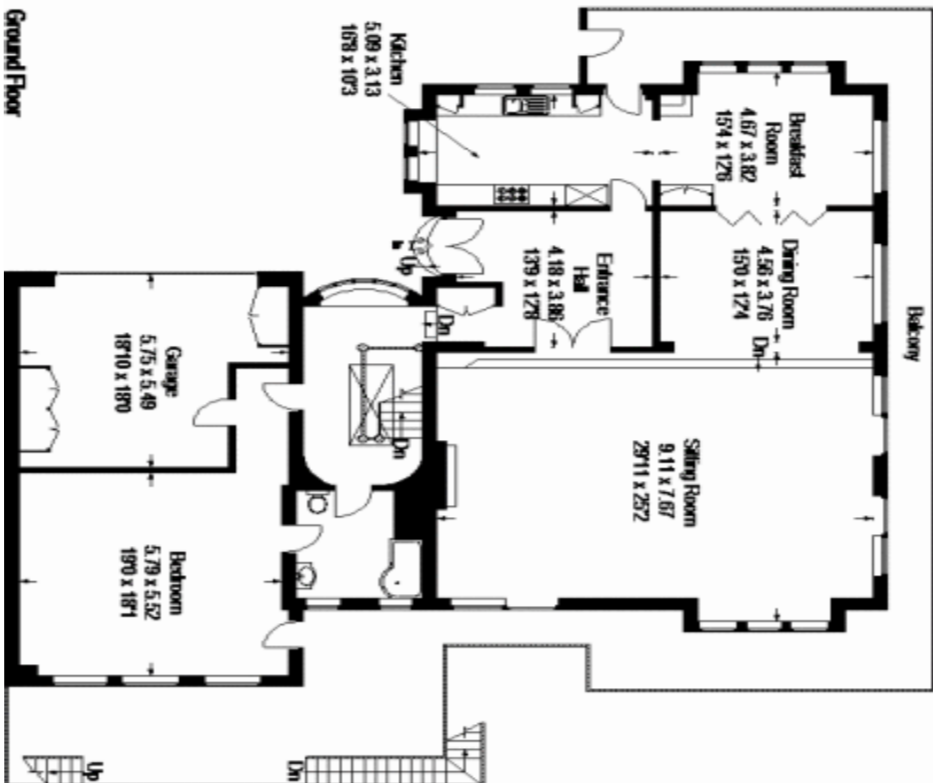
Total :- 510 sq m / 5490 sq ft



Outbuilding
(Not Shown in Actual Location/Orientation)



Lower Ground Floor



Ground Floor