



north end house

the green

£2,950,000

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why you'll like it

The pre-Raphaelite artist Edward Bourne- Jones joined Prospect House and Aubrey Cottage together as one home and by 1923, the third home in this row facing the Green and overlooking the Kipling Gardens, Gothic House, was incorporated into a very large dwelling named North End House by Sir Roderick Jones and his wife, the author Enid Bagnold. In 1980, the properties were sensitively restored to become separate homes again, although the names became fluid, with Gothic House now known as North End House. Visually appealing from the outside with a Doric porch, Georgian symmetry and faced by black mathematical tiles, inside, this spacious home is full of sunshine and character.



in brief...

Style: End house row of Grade II listed homes + detached cottage

Bedrooms: 8 + cottage

Living rooms: 5

Outside: roof terraces, large west gardens, pool, stable block, tennis court

Parking: secure hard standing, garage

Location: rottingdean

Sq ft



the kitchen/diner and utility

The heart of the home, this stunning kitchen diner embraces the garden, and a vaulted skylight together with broad glass doors in both the south and west walls bring the sunshine in. Opening into the private, walled garden, alfresco dining is made easy, and inside, this family room is beautifully planned with streamlined, bespoke units painted white and topped with family friendly surfaces whilst the walls remain uncluttered as there's a deep larder. The magnificent black Aga has four ovens and is safely tucked away from the main flow of people and pets in and out of the garden, and the dishwasher is integrated by the two sinks. As you would expect of a house of this quality, there's a separate utility room next door with a cloakroom and side door to the path to the off street parking.



the drawing and dining rooms

With refined proportions, afternoon sunshine streams through triple, arched glass doors which line the west wall of this charming room to bring the first of the garden "rooms" in. With ample bookshelves, gleaming floorboards are underfoot, the ceiling is high and, open and airy in the summer, there is an attractive fireplace for winter evenings where the family can gather together.

Entertain in style in the sophisticated dining room next door with a handsome fireplace, designer paper and leafy views, which also means the room is also private of course.



the family living room and reception hall

The front door opens into a practical lobby which keeps the house private from those who call until they are invited in. To the left, a spacious sitting room looks over the central green and has plenty of storage for toys and triple, glass doors through to the drawing room. To the right, a traditional reception hall is unusually bright with large windows in two walls, and there's an impressive fireplace opposite a stately staircase. The space opens to an inner hallway, where a guest cloakroom and second, spiral staircase are discreetly tucked away and leads to both the spectacular drawing and elegant dining rooms.







the master bedroom suite and roof terraces, the first floor double bedroom

Beautifully decorated and ready to move into, the master suite has a spacious bedroom, dressing room and rest room. Both the dressing room and bedroom open to private roof terraces with glorious views, the perfect place for breakfast or romantic nightcaps. The glamorous en suite is large enough for a freestanding baignoir beneath the garden window and is Jack and Jill in style so it can also be reached by the generous double bedroom at the front of the house.

Private at the back of the house with restful garden views, the guest suite is stylish and has a chic en suite. All three further bedrooms on this floor are light and airy, and can be reached either via the central staircase or the spiral one, and central to this floor is a family bathroom.

two more top floor double bedrooms, bathroom and roof terrace

Both bright and spacious, the quiet bedroom at the back looks over the gardens and shares a Jack and Jill bathroom with the peaceful eighth bedroom and a door to a fabulous, east facing roof terrace looking over the mature trees of the Village Green to the Church, where you'll feel absolutely on top of the world.







the cottage, garage and parking

Secure behind the electronic gates leading to the parking and garage of the main house, this appealing, detached cottage is tucked away beyond a second gate and is a traditional Sussex blend of flint, brick and weatherboard. It has its own courtyard and inside is an open plan sitting room with a kitchenette along one end, a modern bathroom and a good size bedroom, ideal for visiting family, staff, or could even provide an income. There's also a large store room which used to be a garage, so storage simply isn't an issue.



Bear in mind:

This charming family house with an interesting history has had famous visitors, including Angela Thirkwell and Elizabeth Taylor – Enid Bagnell wrote *National Velvet* the film of which starred Ms Taylor. Stylish and impressive, the location on the Village Green is exclusive and Rottingdean is a popular coastal village well served for schools, shops, cafés and restaurants on the edge of Brighton, not far from Lewes and just forty five minutes from Gatwick.



Owner's secret:

"We have loved this bright, elegant house with its beautiful gardens and creative history, and we hope that you will be as happy as we have been here."

the gardens

Part of the house during summer, the garden is large enough to be zoned into seven, connected and spacious areas. Close to the house, the walled garden has a dining area by the house leading to the heated pool and pool house changing room which has a discreet pond by it. An avenue of stately limes lead to the main garden, ideal for entertaining –or playing- with a large lawn bordered by scented fruit trees which include medlar, plum, apple and pear as well as flamboyant ornamental cherry. It is here that the stable block is to found at the far end, currently used for storage and as a workshop, but which would be ideal as a home office or playroom subject to the usual consents. To the side of it a paved area with attractive brick arches, ideal for quiet suppers when the children, or guests have retired to bed. Beyond the stables is the kitchen vegetable and fruit patch with four raised beds and a greenhouse which could stay, and next to it is the fabulous, all weather tennis court for those budding Wimbledon champions amongst us. Wildlife are not forgotten either, as running along the very far end of the land is a wild garden complete with a gazebo where you can sit to watch the birds and other visitors.



where it is

Shops: Rottingdean High Street 5 minute walk

Train Station: Brighton Station 15-20 minute drive

Seafront or Park: Nature Reserve 1 min, seafront 5 min walk

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

Secondary: Longhill

Private : Roedean, Brighton College, The Old Grammar School Lewes, Bede's

This bright, spacious and unique home is in the thriving coastal village of Rottingdean, popular with families and professionals as it has good schools and plenty of local shops, cafes and restaurants. For those who enjoy the great outdoors, the beach, the South Downs National Park and Downland villages are on the doorstep. Only 10 minutes from the cosmopolitan Marina with its restaurants, health club and cinemas, you are also about a 10 minute drive from Brighton and Hove's city centre, and close to bus routes – with bus lanes- access along the coast and to the universities at Falmer is fast and frequent, so this glamorous home balances a peaceful, village life with all of the best that the Sussex Coast has to offer.



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