



new **landmark**

cliff approach, bn2

£1,250,000.00

exceptional**homes**
by brandvaughan



cliff approach

new landmark

This unique four/five -bedroom house is innovative in design, but intended to become a classic where longevity and effective function as a working home are as important as glamour - and with a central glass atrium inside and a private south terrace and wrap around gardens outside, there's plenty of glamour to hand! Set to be a new Brighton landmark, this architect designed property brings with it a standard of finish rarely seen on the market and has a garage and driveway for parking and a high tech but ecologically sensitive ethos. With an exclusive address opposite a 72- par golf course, a park with access to the Downs, and close to the beach, there are local shops serving your every need and you can walk to the cosmopolitan Marina with its restaurants, health club and cinemas. Award winning schools, including Roedean, The Steiner School and Brighton College are all easy to reach and as the Lanes, theatres and station are about five minutes by cab, this home is in a great location, too.



why you'll like it...

- Style: New detached house with warranty
- Bedrooms: 4/5 double; 3 bathrooms
- Living rooms: 1/2 spacious
- Area: sq. m.
- Outside: south terrace, raised lawns
- Parking: garage and driveway

why you'll like it...

Folding open to the sunshine and completely private terrace, this striking home has clean lines enhanced by subtle curves and the blend of brick, render and timber materials ensure that it stands out from its prosperous neighbours - and it's easy to maintain. Triple glazed windows keep the house airy in summer but cosy during winter and lights powered by the photovoltaic roof panels guide you to the remote-controlled garage, where sensor lighting makes unloading easy.

Inside, the sleek lines continue in the inviting hallway, designed to keep the house private from those you call, and the underfloor heating beneath the golden oak floor continues throughout the whole house, and can be controlled from wherever you are.

the guest cloakroom and ground floor bedroom/study

Future proof design has placed pipes for a shower in the ground floor cloakroom, and past a sculptural oak and glass staircase, a big, sunny room on the corner which is freshly painted and with lush thick carpet would be an ideal bedroom for a guest or an au pair, but it would also make a quiet, private study with a large picture window framing an inspiring cityscape swooping over the hills and church spires of Kemp Town.

the living space

Designed to impress, this huge room provides open plan living at its most sophisticated with a stylish living area, wired for surround sound with ambient lighting, and plenty of space to relax with the family or to entertain. Party perfect, the south wall of glass opens to an unusually large sun terrace which becomes another room of the house during summer, and which is perfect for al fresco lunches which may well run into glittering suppers as it's so sheltered and lighting's already in place. Inside, the new and unused kitchen, although social, is safely tucked away from the main flow in and out of the garden and has a stylish mix of charcoal and ivory units which are topped by creamy quartz work surfaces. All the integrated appliances are high spec and include a Siemens touch induction hob, Siemens oven, extractor, fridge, freezer and dishwasher, and as you'd expect of a home of this quality, there's a separate utility tucked away with a washing machine already in place, so you can move straight in.



the sun terrace and garden

Spacious and stylish, the sun terrace is paved in natural slate with scented beds between wall lights and plenty of room for subtle zoning into eating, seating and sunbathing areas. A stylish glass and steel staircase with Led's inset into the wall leads up to a broad lawn with raised beds planted for all year interest, which wrap around two sides of the house to end in a viewing platform with a mesmerising vista.

the glass atrium and master bedroom suite

Upstairs, the jewel in the crown of this accomplished design is the tranquil, glass heart to the home with breath taking views of the city, the garden and the sky, and the triple sealed glazing means that as well as visually stunning, it is absolutely quiet.

Private and peaceful, the master bedroom has ample space to play with and it opens to a romantic, west facing balcony where you can enjoy the sunsets together. Ready to move into, there's also a chic en suite shower room with natural light, Villeroy and Boch fittings and a shower with a dual head at one end and a heated rail at the other. Twin hand basins rest on storage, and don't forget that underfloor heating runs through every room, keeping toes cosy. the luxury bathroom, two double bedrooms and fifth bedroom, en suite

In the east/west "wing" of this confident, L shaped home, the family bedrooms are all light and airy, and the first of these has a delicious curved wall and window with open, leafy views extending over the grandstand of Race Hill to the downland that encircles this coastal city. Next door, the luxury bathroom is large enough for a double ended bath, a broad hand basin has soft close drawers beneath it and a separate walk in shower is fitted with a dual head Aqualisa shower, so water pressure isn't an issue. The serene third bedroom on this floor is very private, and the fourth/fifth bedroom is bright and cheerful with dual aspect views of the upper garden, and it has an en suite shower room as elegant as the rest.





owners **secret**

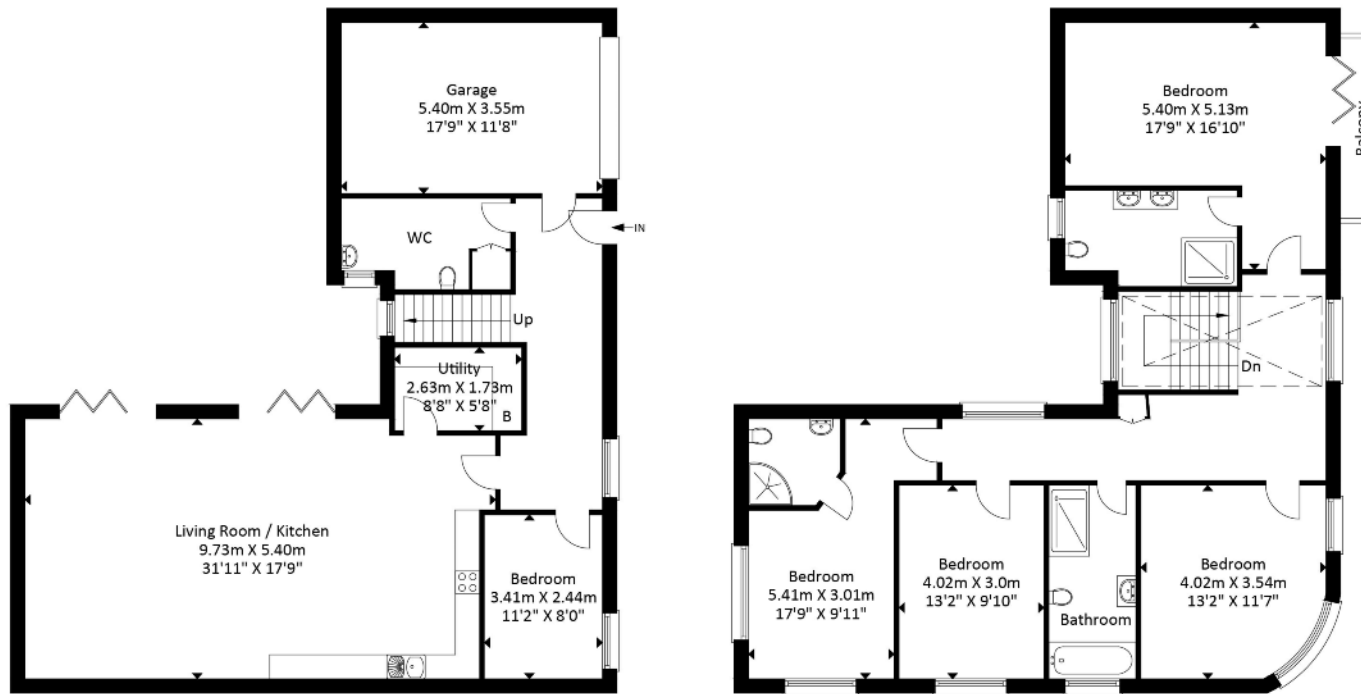
"Quiet but convenient, this contemporary home balances function with comfort, and luxury with consideration for the planet."#

bear **in mind**

Built to exacting standards of ethical and efficient energy conservation, this development is classified as sustainable housing by including high specification acoustic and heat insulation, heat ventilation recovery systems, underfloor heating and LED lighting throughout the apartment. PV solar panels mean reduced energy bills and a tax free, index linked income, and rain water harvesting with metered heating and hot water ensure you only pay for what you use.



Cliff Approach



Ground Floor
Approximate Floor Area
1136.66 sq ft
(105.60 sq m)

First Floor
Approximate Floor Area
1123.75 sq ft
(104.40 sq m)

Approximate Gross Internal Area = 210.0 sq m / 2260.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Shops: Local 2 minutes, The Lanes about 5 minutes by cab

Train Station: Brighton mainline 15 minutes by bus

Seafront or Park: Seafront is under a 10-minute walk, the golf course and park are opposite minute walk

Closest Schools:

Primary: St Mark'sry

Secondary: Vardean or Dorothy Stringer

Private: Brighton College

This luxury home is in a prestigious area of this cosmopolitan coastal resort close to the beach with local shops catering to your every need. The bohemian café culture and independent, specialist shops of Kemp Town Village and the Marina with its health club, cinemas, casino and restaurants are both within walking distance. The hospital, law courts and Amex are nearby and good schools, the theatres and Lanes of central Brighton are all easy to reach. Buses into the city, along the coast and to the universities are nearby and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting possible. For those who need a car, there's a garage and parking, and both the A23/27 are easy to reach.

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