



EXCEPTIONAL
BY BRAND VAUGHAN

CLIFF TOP
ROEDEAN WAY | BN2
£1,600,000

WELCOME TO

ROEDEAN WAY | BN2

**5 DOUBLE BEDROOMS | 3 BATHROOMS | 3 LIVING ROOMS | 3399 SQ FT |
2 GARAGES | ROEDEAN**

In an exclusive cliff top location, with exceptional sea views to the front and views of the South Downs to the side and back, this five bedroom detached house has been a much loved family home for over forty years for all the right reasons, including big, beautiful gardens and two garages tucked away at the end of the driveway. Bright and spacious, the design focuses on the panoramic vista and with just a few tweaks over time, you could create the house of your dreams. There's plenty of space, including a huge attic to grow into (subject to the usual consents) and with double glazing, you can enjoy the dramatic storms over the English Channel in comfort. There are friendly local shops and you can also walk to the Marina with its harbourside restaurants, health club and cinemas. Award winning schools, including Roedean, Brighton Steiner School and Brighton College are nearby, you can stroll to the golf course and the Downs, and as the Lanes and station are a short cab ride away, families of any age will love this comfortable home.



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AN INTRODUCTION

Designed around magnificent sea views and access to the south facing gardens, the ground floor is sociably arranged, whilst upstairs the bedrooms, all with sea views, are unusually private as well as peaceful and can be used in various ways: The south west corner, for example, could be the master bedroom with dressing room and en suite, or a nursery with an adjoining room and bathroom for a nanny. The house is set back from the quiet street behind a large front garden filled with the scent of roses and you sweep up the driveway to the garages and the stylish entrance of the house.

Inside, a practical porch has a cupboard for coats and bags and leads to a broad hall with a gleaming, African hardwood parquet floor and a sculptural, sweeping staircase.

LIVING ROOM, DINING ROOM & KITCHEN

Of elegant and generous proportions, the south wall of the large living room is lined with big, picture windows which frame spectacular views over manicured gardens to the sea. On two levels, it's designed to impress with ample space for sophisticated entertaining or relaxing with the family. There's no need for radiators as there are hot air ducts, and the glamour continues with fish tanks built into the window seats and discreet speakers built in. Light and airy during summer, in winter the room transforms into an inviting haven when you dim the lights and set the open fire within a contemporary marble surround. To the right, useful shelving and cupboards are on each side of central doors which slide across to reveal the luxury dining room.

The dining room is perfect for parties with a beautiful and practical marble floor and tall, glass doors to a south facing sun terrace, ideal for friends to spill out to and enjoy the stunning coastal views, and there's a hatch through to the kitchen for ease of serving.



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"This has been a very happy home for many years. The location works well for children as well as adults, and although you can reach the city centre in minutes, you'll return to sleep well and wake in the morning to birdsong." - Vendor's comments



THE KITCHEN/DINER & LARDER

Bright and cheerful, with windows facing the English Channel, the contemporary kitchen's ready for use with glossy cream units concealing sophisticated storage and family friendly work surfaces. The Aeg touch induction and gas hobs are integrated beneath a steel hood with lights to keep the space inviting whatever the time of day, the Bosh grill and oven are thoughtfully at eye level and there's still space for a family table where the children can join you as you bake the incentive to finish homework. A separate, traditional larder keeps the space clutter free and the stable door to the side path makes it ideal for supermarket deliveries.





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GOOD TO KNOW

Comfortable, sunny and with exceptional views, with just a little thought and time this lovely big house could become the home of your dreams.

THE GROUND FLOOR SHOWER ROOM, UTILITY & GARAGES

A refreshing approach to family life has created a sensible ground floor area where the internal doors to the two garages lead to a utility area with access to the garden and plumbing for several machines, so sports kits can be loaded straight in. An inner lobby has lots of storage and a modern shower room to limit the ingress from a day of play on the beach or the Downs, and from which you emerge into a warm, welcoming hall/ library just by the kitchen.

THE SNUG

At the east end of the house, the family snug/ television room is a generous size and ideal as a play room for little ones as it has its own entrance to the gardens or for teens as they can come and go without disturbing the main house, and the views are charming, sweeping from the surrounding Downland to oblique glimpses of sparkling, open water.





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THE FIRST FLOOR MASTER BEDROOM SUITE

Lovely and peaceful, the master bedroom has ample space to play with and you can enjoy watching the lights of the boats returning to the safe harbour of the Marina at night. Quiet and private, the room's ready to move into and the triple fitted wardrobe hides a convenient hand basin. The door leads through to a fabulous dressing room (*currently set out as a bedroom and study*) where the south west corner is glass, bringing in the colours of the sunset and this room leads in turn to an en suite bathroom with natural light and a shower

THREE DOUBLE BEDROOMS

Big and bright, all three rooms have glorious views, restful decoration and fitted wardrobes- so there should be no lively discussions as to allocation- and across the hall is a luxury bathroom, where you can bathe in glory in the Art Deco inspired statuesque bath with a shower attachment or become fully refreshed in the unusually spacious walk in shower.

THE GARDENS

With over one hundred rose bushes, mature scented borders and crisp, manicured lawns the gardens of this home provide a calm, sunny sanctuary. As you watch the sea or the cattle grazing on the rolling downs you'll feel any stress slip away and there's a summer house at the back so you can enjoy the special views at any time of year. Imaginatively planted there are also some rare finds - there's a Himalayan and Bristol Whitebeam as well as a handsome mulberry which produces an abundance of fruit. The well-stocked vegetable and fruit patches are shaded by lilac, the green house has a grape vine and fig tree as well as space to cultivate other plants, and there's even a secure shed to one side for all the necessary equipment, including a bbq for the summer parties of course.



LOCATION

The spacious family homes in this prestigious area close to the beach and within sight, and a stroll, of Roedean School do not come to the market often. Local shops cater to your every need whilst the Marina with its health club, cinemas, casino and harbourside restaurants and bohemian café culture of Kemp Town Village are both within walking distance. The hospitals 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 easy. For those who have two or more cars, there are two garages and driveway parking, and both the A23/27 are easy to reach.

SHOPPING Local 2 minutes, The Lanes about 5 minutes by cab

COMMUTING Brighton mainline 15 minutes by bus

LEISURE Seafront is under a 10- minute walk, the golf course and park are a 2 minute stroll

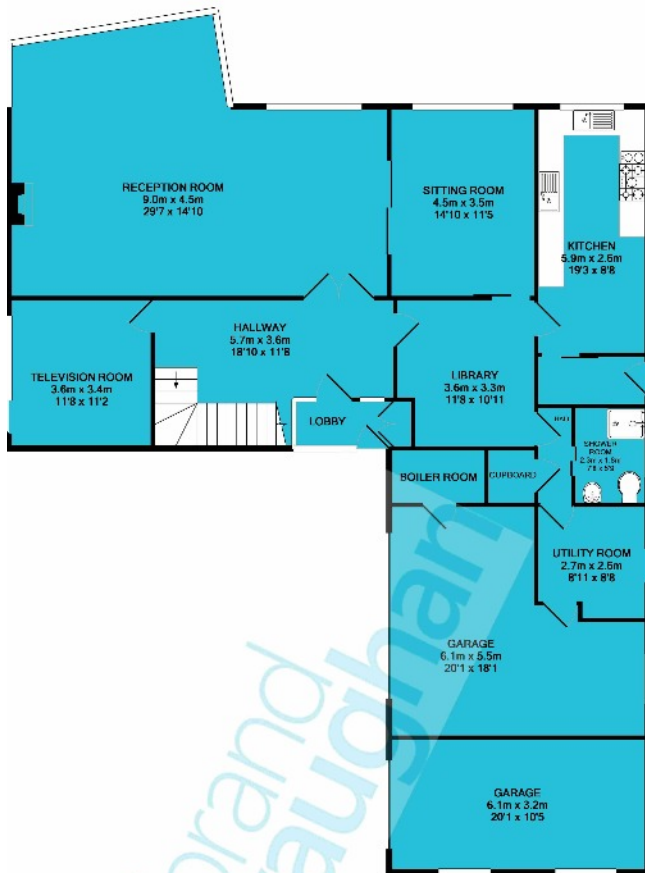
EDUCATION **PRIMARY SCHOOLS**
St Mark's

SECONDARY SCHOOLS
Varndean or Dorothy Stringer

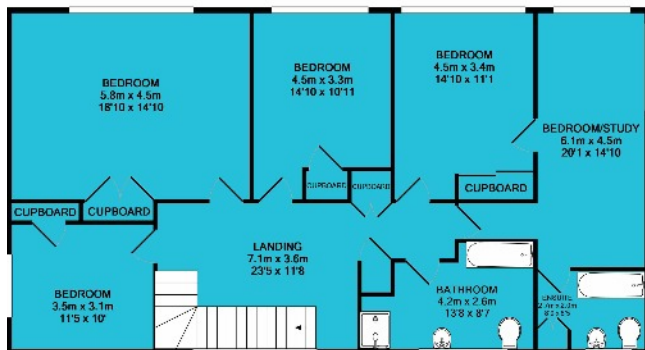
PRIVATE
Brighton College or Roedean school



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GROUND FLOOR
 APPROX. FLOOR
 AREA 193.3 SQ.M.
 (2081 SQ.FT.)



FIRST FLOOR
 APPROX. FLOOR
 AREA 129.4 SQ.M.
 (1393 SQ.FT.)

TOTAL APPROX. FLOOR AREA 315.7 SQ.M. (3399 SQ.FT.)
 Measurements are approximate. For details, please contact the estate agent.



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