



EXCEPTIONAL
BY BRAND VAUGHAN

THE CLIFF | BN2

Offers in excess of **£1,750,000**

WELCOME TO

THE CLIFF | BN2

**5 BEDROOMS | 3 BATHROOM | 3 LIVING ROOMS | 3118 SQ FT |
GARAGE & SECURE HARD PARKING | ROEDEAN**

In a prestigious cliff top location with panoramic sea views, this five bedroom Art Deco inspired house is streamlined and spacious. With south facing balconies on each level and a ground floor opening to landscaped front gardens and a walled garden at the back it delivers a glamorous but family friendly life style. There's a private garage as well as secure hard parking at the rear, although you won't always need a car as there are local shops and you can walk down the cliff path to the Marina with its harbourside restaurants, health club and multi-screen cinema. Award winning schools, including Roedean and Brighton College are nearby, you can stroll to the 72 par golf course and the Downs, and as the Lanes and Brighton Station, serving Gatwick (25 mins) and London (55 mins) are a short cab ride away, families of any age and weekenders will love this unique contemporary home.



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AN INTRODUCTION

Art Deco inspired, this contemporary home is designed around magnificent sea views and access to a south facing landscaped garden as well as a private garden at the rear. 5 bedrooms, 3 reception rooms and 3 bathrooms all deliver a glamorous but family friendly life style with an easy flow, and the house opens to sun terraces overlooking the sea on each level. There's a garage as well as secure off road parking, and the exacting standard of finish and attention to detail extends to eco-friendly solar panels for hot water and a sedum roof. Although this house has the iconic style of the Deco period, current technology incorporates a Cat 5 system, superfast fibre internet and underfloor heating throughout.

THE FRONT APPROACH

Set back from the quiet street in an elevated position, access is secured by a video system. Bespoke resin paths step up through landscaped tiered gardens with an irrigation system, a pergola to showcase plants and a putting green above the garage. Curved steps lead to this immaculate house with white render, curved balconies, crittall-style black windows and French doors of the Deco period, and its Miami influenced orange front door with porthole windows.

Inside, the spacious, double height hallway has a skylight, a rich walnut floor which continues through most of the ground floor and there's a discreet cupboard as well as a cloakroom with Lefroy Brooks fittings, Fired Earth tiles and granite topped vanity unit.



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THE RECEPTION

At the front of the building, the open plan living and dining room has glorious sea views. The living area has a marble fireplace housing an electric, coal effect fire whilst the dining area is located by French doors which lead out to the sun terrace and front garden. Opaque sliding doors separate the family room and the kitchen from the main space and allow for flexibility.



THE KITCHEN & UTILITY ROOM

The Schmidt white gloss kitchen has ample storage and white Silestone counter tops. The Siemens 5 ring gas hob is integrated into a central island beneath a Cloud Nine Elica extractor in a ceiling casing with ambient lighting. All integrated appliances are high spec Siemens and Liebherr, the Grohe filtered and cooled water tap is above the Blanco undermounted sink and orange glass splash back, and French doors open to the landscaped back garden. The separate utility room next door has Miele appliances, Caple wine fridge and its own access to the rear garden.





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GOOD TO KNOW

Uniquely stylish and with breath taking views, this luxurious house is ideal for entertaining, but it's also a quiet, welcoming and practical home.

THE FAMILY ROOM & STUDY

Quiet and bright, the family room has Schmidt wall hung gloss cabinets and French doors to the secure back garden.

The private study has fitted bookshelves and cupboards painted in Farrow and Ball. Sanderson paper's on a feature wall, Fired Earth polished marble tiles line the heated floor and with French doors to the back garden this room could also be a sixth bedroom.





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FOUR DOUBLE FIRST FLOOR BEDROOMS & TWO BATHROOMS

A unique Art Deco staircase inspired by Mackintosh leads to a broad landing where the large family bathroom has Fired Earth black and cream patterned floor tiles, off white metro wall tiles and a white suite. The low level enamelled bath has Lefroy Brooks taps and overhead period rose plus a hand held shower. There are fitted storage cupboards and a heated rail for towels.

At the front, two generous bedrooms open out to the south facing sun terrace with views over the Marina, and the larger room has a fitted wardrobe. At the back, two double rooms have garden views. One has a fitted desk/dressing table with a bookcase and cupboard as well as an en suite shower room with a Mira shower and geometric Fired Earth tiling. The other bedroom has deep under stair storage with a hanging rail.



THE MASTER SUITE

Accessed via a private staircase, the landing has a sitting area facing the sea with doors to the second floor balcony and to the bathroom which is lined with marbled tiles. The low level enamelled bath has a Lefroy Brooks dual headed period shower above it, there's a heated rail and fitted storage.

The master bedroom opens to the south facing balcony which, on the top floor, stretches around to the west side of the building, and the glass balustrade ensures the direct sea views are enjoyed from the bed. At the back of the room, hidden wardrobes are open plan and there's also a deep walk in closet.





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THE REAR GARDEN

Private and secure, the white rendered rear garden has raised beds with contemporary planting and two green walls, all with irrigation. The lighting and water feature are remote controlled and there's a Hartley Botanic greenhouse. The black paving is Stonemarket, the paths resin and parking for a car is by a roller door to the road behind, useful for deliveries.



LOCATION

This exceptional home is in a prestigious area close to the beach within walking distance of the cosmopolitan Marina with its health club, multi-screen cinema, casino and waterfront restaurants. Kemp Town can be reached on foot and the cultural heart of the city's a short cab ride away. Award winning schools, including Roedean, Brighton Steiner and Brighton College are just minutes away, a park, a 72 par golf course and access to the Downs are behind the house, and as Brighton Station serving Gatwick (25 mins) and London (55 mins) is easy to reach by car, cab or bus this unique home would suit couples, families of any age and weekenders.

SHOPPING Local 5 minutes walk, Brighton Marina 4 minutes drive, The Lanes a short cab ride away

COMMUTING Brighton mainline about 20 minutes by bus

LEISURE Seafront is under a 10 minute walk, the golf course and park are under a 5 minute stroll

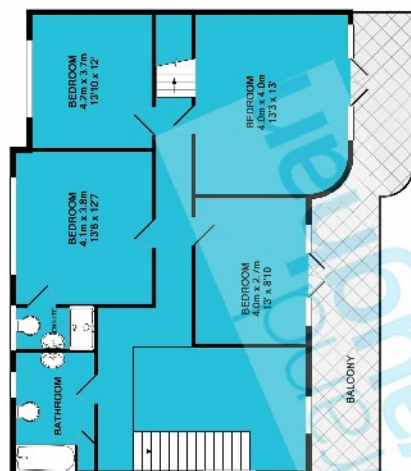
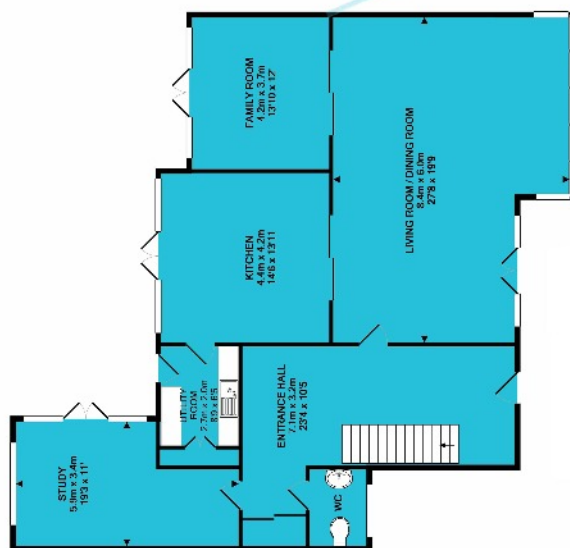
EDUCATION **PRIMARY SCHOOLS**
St Mark's

SECONDARY SCHOOLS
Longhill

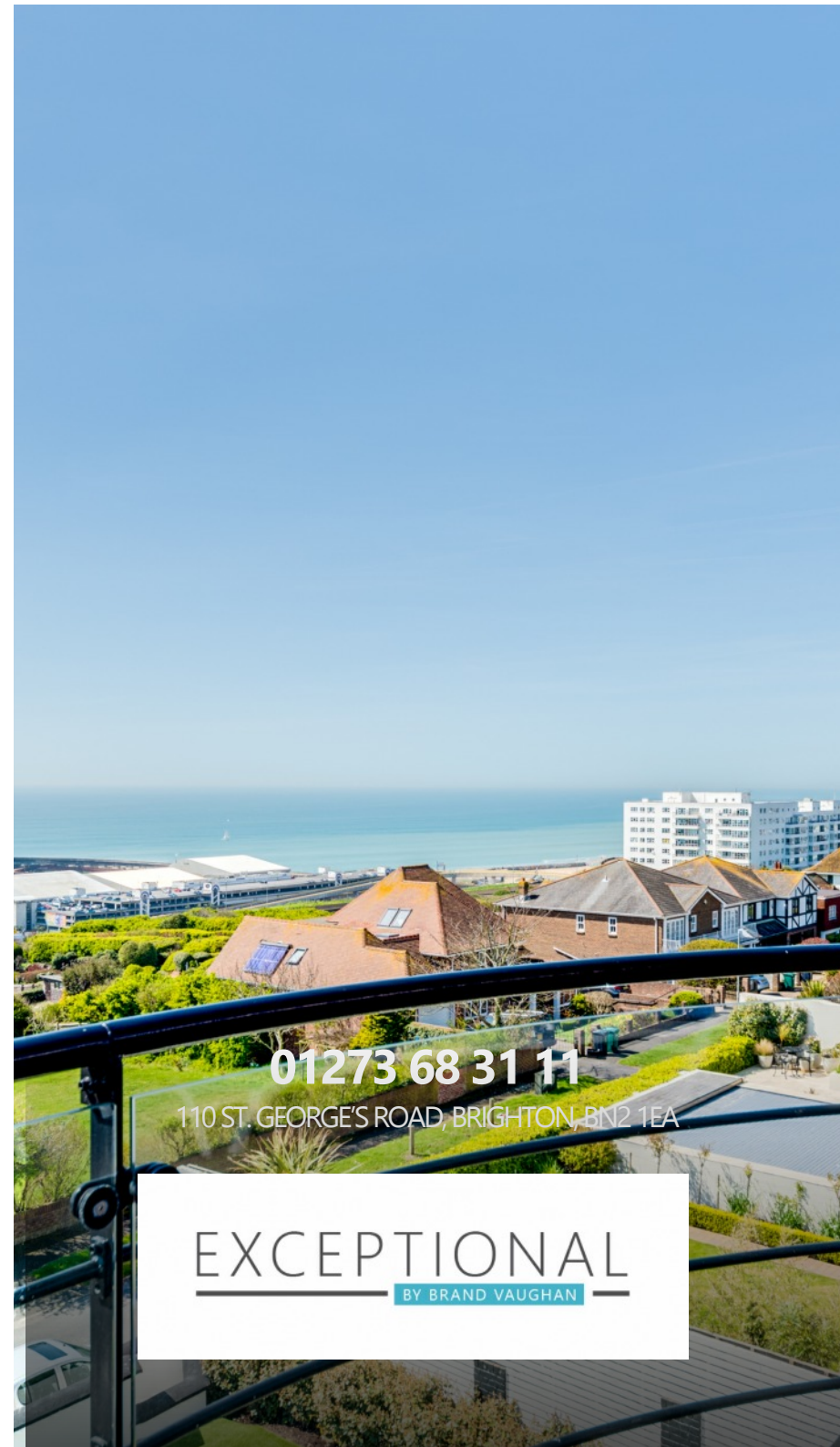
PRIVATE
Brighton College, Brighton Steiner School or Roedean



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TOTAL APPROX. FLOOR AREA 268.6 SQ.M (2,897 SQ. FT.)
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