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Somerhill, Roedean Crescent, Brighton

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EXPOSED WOODEN BEAMS AND INTRICATE CARVINGS THROUGHOUT
SWIMMING POOL AND SAUNA
FANTASTIC SEA VIEWS
PRIVATE GARDENS AND LARGE POND
ENTERTAINMENT TERRACES

IMPRESSIVE TUDOR STYLE HOUSE WITH MANY RETAINED PERIOD FEATURES AND CHARMS

Roedean Crescent, Brighton



Approaching the house via the secluded drive, the sheer grandeur and size of the house is evident.

The double garage is a detached brick built building on the most westerly side of the house approached via the drive with ample turning space and a hard standing in front.

Wide steps rise and sweep around to the elegant solid oak oversized front door, with original wrought iron door furniture and leading to an inviting entrance hall.

The entrance hall has a wide plank solid wood floor, exposed wood beams and a stunning solid wood panelled staircase leading to the first floor. A dramatic and yet homely welcome to this magnificent house.





The drawing room can be found in the westernmost part of the ground floor and is a very special room indeed, with a double height vaulted ceiling with exposed wood beams, diamond shaped leaded light windows, stained glass and a large inglenook style fireplace with original wooden mantle with gargoyle carvings as well as a beautiful solid wood floor.

Directly opposite the drawing room is a study, south facing and flooded with natural light laden with storage and book cases and a original open fire a perfect hideaway.

Next door is the kitchen/breakfast room a spacious room with shaker style units and a double height solid wood work surface, butler sink and a range of good quality integrated appliances.

Just off the kitchen is a useful utility room housing the washing machine and tumble dryer with external door leading directly to the outdoor heated pool and rear garden terraces.

Also off of the kitchen/breakfast room at the easternmost part of the house is the opulent formal dining room, spacious yet welcoming and

ideal for entertaining or for family dinners. It easily accommodates a twelve seat dining room table and has a dual aspect ensuring a wealth of natural light.





Leading from the hall is a very large galleried self contained suite with two separate reception areas, a study, shower room, cloakroom and sauna and suitable as additional bedroom suite, granny annexe/teenage suite. Double doors lead from the upper level to the swimming pool and upper terraces.

Upstairs there are four double bedrooms, including an impressive master bedroom suite with south facing sun terrace with sea views and large en-suite bathroom.

The remaining bedrooms are serviced by a family bathroom and two additional shower rooms.

Bedroom two is also a large double room with fitted wardrobes, a fantastic sea view and open fire making a wonderful guest room.

Bedroom three and four are of equal size, slightly smaller double rooms, again both with sea views and feature fireplaces.

There is an additional room with restrictive head height overlooking the sea and golf course which would make an ideal children's playroom or small child's bedroom.

The front gardens are private and south facing and planted in Gertrude Jekyll style with many original plants and a large pond.

There is also a raised terrace leading from the front of the house, a perfect space to enjoy the spectacular sunsets while entertaining guests.

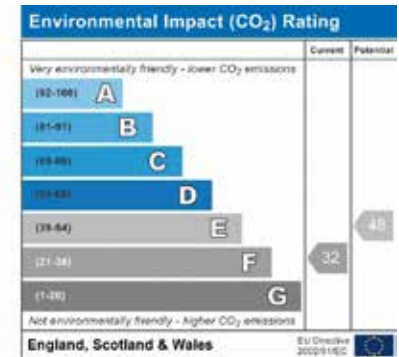
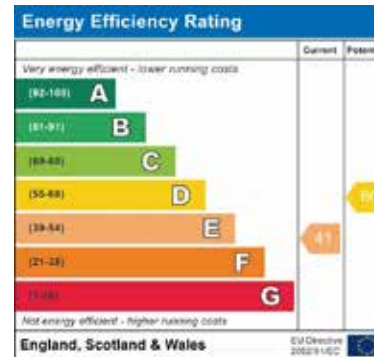
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Total floor area 454.0 sq. m. (4,887 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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PRICE ON APPLICATION

Roedean Crescent is considered to be one of Brighton's most desired locations. Large houses adorn the cliff tops and offer spectacular views of the sea across the Marina and to the chalky white cliffs to the east. Situated behind elegant wrought iron electric gates, Somerhill is an impressive Tudor style of Arts and Crafts architecture with many retained period features and charms such as exposed wood beams, intricate carvings, vaulted ceilings original fire places and impressive room sizes.

Close to the vibrancy of central Brighton and sought after Hove, but set enough apart to experience the peaceful Sussex Downs, this beautiful property offers perfection in the desirable and exclusive surroundings.

The nearby Marina and Kemp Town offer plenty of amenities and restaurants and the seafront undercliff walk into Rottingdean makes a wonderful family outing.

The highly regarded private school, Brighton College is a short drive away and Roedean School a short walk, making this the ideal family home.

Viewing by appointment with our Select Consultant on

01273 688148

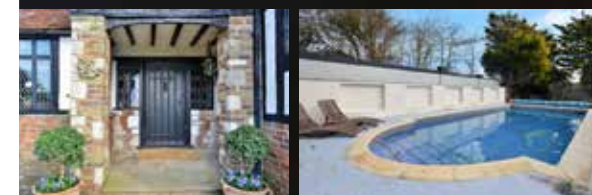
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Somerhill,
Roedean Crescent,
Brighton

- Exposed wooden beams and intricate carvings throughout
- Swimming pool and sauna
- Fantastic sea views
- Private gardens and large pond
- Entertainment terraces



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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