



FOSTER
& CO.

Newlands Road

Brighton, BN2 7GD

Guide price £1,500,000

A stunning 5 bedroom detached family home over 5000 sqft that benefits from sea views from its elevated position 2 minutes from the beaches and picturesque High Street of Rottingdean - and just 10 from Brighton.

On the raised ground floor there is a stunning open plan living/dining room where bi-fold doors lead out to a sunny terrace. Off this room is the beautiful kitchen with bi-fold doors also leading onto the terrace and a large breakfast bar with all built in appliances and vaulted high ceilings.

On the lower ground floor you have the double garage at the front, gym and family room/cinema room at the rear along with a separate office.

On the first floor, there are 4 bedrooms, one with an en suite, 2 with balconies with sea views and three share a fabulous family bathroom.

Spanning the entire top floor is the peaceful master bedroom with huge amounts of storage and an beautiful en-suite bathroom.

The garden has 3 tiers with a patio level off the kitchen, a large flat area of Astro on the middle tier and an impressive patio and swimming pool situated on the top tier.

Rottingdean is surrounded by the South Downs National Park and with a vibrant community it attracts professionals and families wanting a balance between a healthy lifestyle, friendly neighbours and quiet nights but a swift commute to the bright lights of the city and the airports.

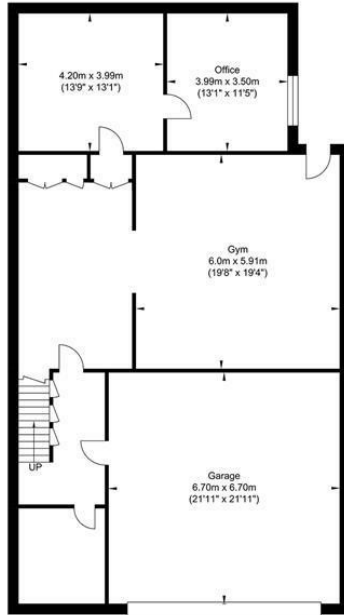
The coastal village of Rottingdean, founded by Rota 1200 years ago and once home to Rudyard Kipling and pre-Raphaelite painter Burn Jones, is popular with families and professionals as it has good schools and plenty of local shops, cafes and restaurants to explore. For those who love the great outdoors, as well as the protected 628,2 square miles of the South Downs National Park and beaches on the doorstep, you can cycle along the pedestrian undercliff walk to the yacht club (and cinemas and waterfront restaurants) of Brighton Marina in 20 minutes.



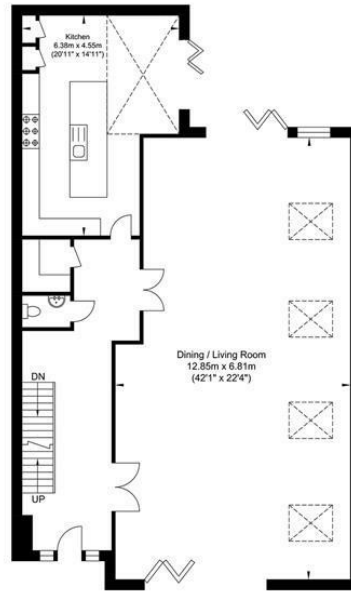
- GUIDE PRICE £1,500,000 - OVER 5000 SQFT
- £1,600,000
- Gym
- Office
- Cinema Room
- 5 Bedrooms
- 3 Bathrooms
- Detached
- Swimming Pool
- Sea Views

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

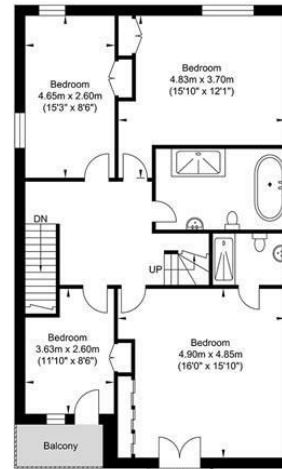
Newlands Road, Rottingdean



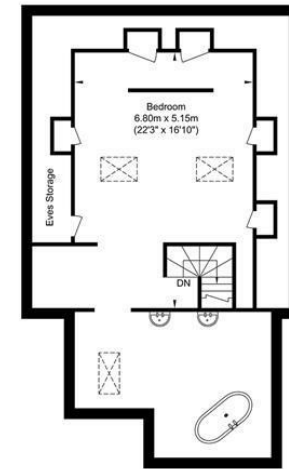
Lower Ground Floor
Approximate Floor Area
1646.34 sq ft
(152.95 sq m)



Ground Floor
Approximate Floor Area
1458.29 sq ft
(135.48 sq m)



First Floor
Approximate Floor Area
1000.93 sq ft
(92.99 sq m)



Second Floor
Approximate Floor Area
911.05 sq ft
(84.64 sq m)



Approximate Gross Internal Area = 466.06 sq m / 5016.62 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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