



4 Roedean Crescent
Brighton, BN2 5RH

Guide price £3,250,000

The drawing room is an elegantly proportioned room with full height glazing including a sliding door giving seamless connection to the wonderful terrace, garden and views. At the heart of the house is the superb kitchen/dining room which is ideally arranged for modern family living. The kitchen is fitted with an extensive range of light oak fronted units and includes a large island unit with breakfast bar and a larger cupboard. There is an integrated AEG oven and microwave, induction hob and two Fisher Paykel dishwasher drawers. The dining area has further full height glazing including a sliding door. Also located on the ground floor is a large sitting room/gym with access to the covered area of the terrace, with the benefit of a cloak/shower room making this space ideal for those needing a ground floor bedroom. A Utility room and cloakroom complete the ground floor accommodation.

Arranged over the first floor is a lovely galleried landing, exceptional master suite comprising of bedroom with Juliette balcony, walk in dressing room and an ensuite bathroom. In addition, there is a built-in home office, a guest suite comprising bedroom and shower room, a further double bedroom and a family bathroom. The second floor provides a large study landing with a glazed door leading out onto a wide balcony from which to enjoy the spectacular views. In addition, there is a further suite comprising bedroom and bathroom and a further bedroom with superb full height windows. Other features within the house include high ceilings, under floor heating, karndean flooring and beautiful light oak joinery throughout.

Outside
The property is approached via an electronically operated wrought iron entrance gate which leads into the property's private drive which provides parking for several cars, adjacent to which is the brick and tile large garage with an electrically operated up and over door. The rear garden is south facing running the entire width of the property and has a superb wide paved terrace which provides the ideal vantage point from which to enjoy the spectacular sea views this property has to offer. The garden includes a rose, honeysuckle and unique vine clad arbour and secret enclosed full-size trampoline.

The property lies in a fantastic, elevated position with wonderful views within Roedean Crescent, a highly sought after road which lies just to the north of Brighton Marina. The Brighton Marina provides an extensive range of restaurants and shops, together with a large supermarket. The city centre of Brighton and Hove is about 2.5 miles to the West, providing an extensive range of restaurants, shops and recreational facilities. Brighton mainline station provides a regular train service to London Victoria in approximately 51 minutes. The historic county town of Lewes is some 9.5 miles to the north-east. The A23/ M23 is within easy reach, providing fast access to Gatwick airport and the national motorway network. There is an excellent range of established schools in the area. These include Brighton College, Roedean School, Lancing College, Ardingly College and Hurstpierpoint College.

- Detached

■ Stunning Sea Views

■ Elevated Position

■ 100ft Frontage

■ Close to Brighton College and Roedean School
- Gated

■ South Facing Garden

■ Off Street Parking with Detached Garage

■ Over 4700 sqft

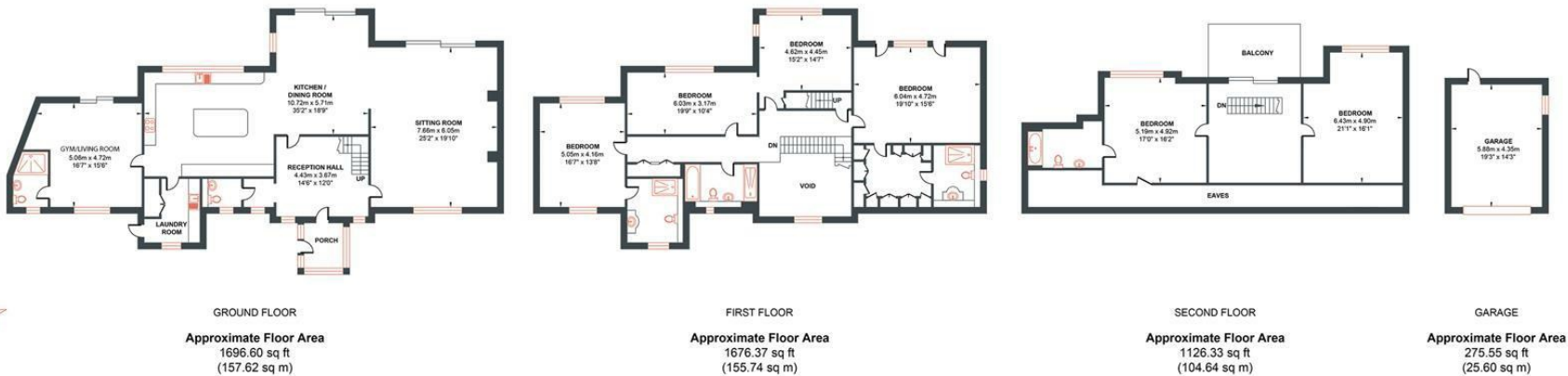
■ 6 Bedrooms and a Gym

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	Not energy efficient - higher running costs	
(1-20) G		
England & Wales		EU Directive 2002/91/EC



ROEDEAN CRESCENT

Approximate Gross Internal Area = 443.60 sq m / 4774.87 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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