





Somerhill, Roedean Crescent

Brighton, BN2 5RG

£2,750,000

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 and the wide steps rise and sweep around to the elegant solid oak oversized front door. The property is welcomed by a large entrance hallway with ample rooms throughout the downstairs including the drawing room, study, kitchen/breakfast room, utility room, two separate reception areas, shower room, cloakroom, sauna and additional bedroom suite ideal granny annexe/teenage suite.

The property has an array of period features and many original features throughout including: solid wood flooring, exposed beams, solid wood panelled staircase, diamond shaped leaded light windows, stained glass and inglenook style fireplace with original wooden mantle including gargoyle carvings.

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 three bedrooms are serviced by a family bathroom and two additional shower rooms. There is an additional room with restrictive head height overlooking the sea and golf course which would make an ideal children's playroom.

The front gardens are private and south facing and planted in Gertrude Jekyll style with many plants and a large pond. There is also a raised terrace leading from the front of the house. To the rear is a heated swimming pool and garden terraces.

Roedean Crescent is considered to be one of Brighton's most desired locations. It is close to the vibrancy of central Brighton and sought after Hove, but set enough apart to experience the peaceful Sussex Downs. 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.

- Five bedroom Arts and Crafts house

■ Fantastic sea views

■ Exposed wooden beams and intricate carvings throughout

■ Prestigious location

■ Ample period and original features
- Over 4000 sq ft of accomodation

■ Private gardens and large pond

■ Entertainment terraces

■ Swimming pool and sauna

■ Plenty of off road parking and detached double garage

