



House - Detached (EPC Rating: B)

35 ROEDEAN ROAD, BRIGHTON, BN2 5RA

Per Month

£12,000 Per

**ASTON
VAUGHAN**
Sales and Lettings



6 Bedroom House - Detached located in Brighton

Architect designed and interior styled, this unique six-bedroom property with far reaching sea views sits in the prestigious location of Roedean, perfectly placed between the coast, the countryside and the city of Brighton & Hove.

Inspired by Modernism, this substantial house features clean lines and open plan living spaces with generous windows to frame the uninterrupted sea views and skylines to the south from its hillside position.

Designed by the owners, no corners were cut in its creation, using only the finest bespoke craftsmanship, materials and fittings to create a space where both form and function have been considered at every turn. Even below the stunning aesthetic, modern technologies include zoned underfloor heating on all floors (using renewable energy) and an air source heat pump ensure this house is ecologically sound and economic to run. Ideal for entertaining, the exceptional reception room opens seamlessly to the Terrazzo sun terrace and landscaped garden which steps down to a lush green lawn bordered by well-established plants and trees. From here there is access to a double garage, and there is additional parking to the front for up to three cars behind secure remotely controlled gates.

Characterised by individual, substantial homes sitting elevated on the hill looking out to sea, the coast road between Kempdown and Ovingdean has an air of exclusivity. This uniquely beautiful home holds prime position on the road with uninterrupted views over Brighton Marina. It feels private and secure on approach with remote controlled gates revealing a generous parking forecourt with space for three cars, although there is additional access to rear from the double garages on The Cliff. Immediately impressive, the façade is part clad in blackened Shou Sugi Ban Japanese timber alongside terracotta hung tiles running full height around extruded aluminium window frames. An over-sized, bespoke pivot door with Ring doorbell provides access to the entrance hall where the true scale and beauty of the house becomes apparent.

ENTRANCE HALL

Stepping in through the front door, your line of sight takes you through the grand depth of the house to the wall of glazing running views over the glorious garden to the sea. Large-scale Terrazzo floor tiles run seamlessly throughout the hallway and down the fanned stairs to the main reception room and natural light streams in through the triple height open stairwell atrium. The owners' deep appreciation of the Mid-Century Modern aesthetic is apparent in the bespoke oak staircase with its slat wall and clean lines which rise through the house on all three floors. What the entrance hall also includes is a variety of storage placements, this includes a large cloak cupboard and an under-stair storage space for all your non-essential needs.

GROUND FLOOR, SHOWER ROOM AND STUDY/TV ROOM

Sitting either side of the entrance hall to the front of the house are the ground floor shower room and home office. Bespoke cabinetry runs along one wall offering ample full-height storage while a desk with space for two runs perpendicularly below the large internal window looking out over the living space as well as looking out to sea. This in turn brings in views to the south and plenty of natural light.

Dark wall and floor tiles create a real style statement in the shower room with a glazed shower enclosure, a rainfall shower head, and Corian topped bespoke blackened oak vanity unit and Cielo handbasin with a sleek Vola tap to finish.

OPEN PLAN LIVING ROOM, DINING ROOM & KITCHEN

Spanning the rear of the house and forming half its footprint, this exceptional space is breath-takingly beautiful and hugely impressive. German designed; aluminium framed sliding doors open completely to the garden terrace which becomes an effortless extension of the home during the summer. Light flooring and walls are contrasted by the dark kitchen which was designed by the owners and hand-built by local carpentry company Square One. Blackened Oak bespoke kitchen units provide a wealth of storage solutions to include a larder and concealed workspace for making tea and coffee, plus deep drawers and cupboards which run from floor to ceiling. Dark ceramic worktops run along the kitchen side and across the large kitchen island forming a superbly hardwearing surface which cannot be stained or burned. Within the cabinetry, dual ovens (one steam oven), a dishwasher and an induction hob are integrated, while space has been left for two washing machines and an American fridge freezer in the adjoining utility room. This room has access to the parking forecourt so you can bring shopping in directly to the fridge rather than traipsing through the main house.

Elsewhere there are clearly defined areas for formal dining and relaxed seating. This is a room which invites entertaining while managing to feel homely with space for sumptuous furnishings. Vitsoe modular units run along the rear wall to house books, ornaments and entertainment systems and may be available with the house by separate negotiation. While this room is south facing with glazing almost covering the southerly elevation, it stays cool during summer as the first-floor balcony provides some shade, as do electric blinds.

THE GARDEN

Designed by a renowned architect, the garden uses strategic planting to ensure it is completely private from neighbouring homes while allowing uninterrupted views of Brighton Marina and the sea. The terrace spans the width of the house with space for dining alfresco in style while steps lead down to the lawn. Bordered by generous flower beds of agapanthus, lavender and neat topiary, the lawn is lush and green with space for relaxation or for children to play in complete safety. Well-established trees and shrubs provide some welcome dappled shade during high season where outdoor lighting allows you to sit out well into the evening watching the boats coming in and out of the marina.

FIRST FLOOR BEDROOMS AND BATHROOMS

From the first-floor landing there are three double bedrooms facing south, all with sliding door access to the deep, full width balcony with glass balustrade to ensure uninterrupted views along the coast. Fine quality engineered oak boards run throughout the first-floor bedrooms paired with white walls for a clean

and classic aesthetic. Each room has been individualised using furnishing and textiles, yet they offer a blank canvas to the new owner. Two of the south-facing bedrooms have chic and stylish en suite shower rooms designed using high-end sanitaryware and tiles, while the family bathroom has a deep and comfortable bath with a rainfall shower above it and is on trend using a monochrome scheme.

Bedrooms four and five are multi-functional rooms sitting to the front of the first floor. One has been soundproofed for use as a music room and second reception room, while the other has space for gym equipment or as a second home office.

PRINCIPAL BEDROOM SUITE

Forming the entire second floor, the principal suite has three distinct areas with the bedroom holding prime position, so you wake up to direct sea views below open skies. The doors slide open to the upper balcony where the views only improve, taking your line of sight along the coast to Worthing in the west; where on a clear day you can see the Isle of Wight. A bespoke solid oak bookshelf bedhead creates a screen from the door to form an open corridor between the sleeping area, the dressing room and the exceptional en suite bathroom.

Lined in marble, the en suite is both timeless and modern, with a C P Hart Elter freestanding bath sitting on a platform, perfectly positioned to enjoy the view through the oversize remote controlled rooflight. A walk-in wet room shower is luxuriously spacious, and all fixtures and fittings are by Vola.

Mirroring the bathroom in size and shape, the dressing room is lined with bespoke wardrobes, hand sprayed in Farrow & Ball's Calamine, providing ample clothes storage for two. It is a generous space which would also work as a nursery for very young children needing to be close to their parents at night, or as a secondary workspace if needed.

In addition, there are two capacious walk-in storage rooms on this floor, one of which houses the eco water cylinder.

AGENT'S THOUGHTS

Entirely unique and beautifully presented throughout, it is clear this home has been designed by those with a refined eye for colour and interior design. It balances home comforts and luxury living perfectly and is ideally positioned within the city to enjoy everything it has to offer. This is a stand-alone house which needs to be seen to fully appreciate its exceptional quality.

OWNER'S SECRET

"We built this house just over two years ago and have found it to be a comfortable, peaceful and easy house to live in. We love to entertain so the space is ideal – particularly during the warmer seasons when the garden comes into its own. We have also enjoyed the close proximity to the South Downs for dog walking and the views of the sea and marina are a joy to wake up to each day. We are looking for our next project now, but we will miss it here as the location is hard to beat and the house is so unique."

LOCATION

Shops: Local 5 min walk, city centre 10-minute drive

Train Station: Brighton Station 15-minute drive

Seafront or Park: The South Downs and Beach: 2-minute walk each

Closest Schools:

Primary: St Margaret's C of E, Our Lady of Lourdes RC

Secondary: Longhill High, Cardinal Newman RC

Private: Roedean School for Girls, Brighton College & Prep, Montessori School

This stunning property is just a stroll from the fashionable Kemp Town Village which hosts the hospital and highly-acclaimed schools including the award-winning Brighton College. Brighton's famous Marina is a few minutes away with a myriad of restaurants to choose from as well as a cinema, a health club and a casino. The law courts and Amex Business Centre are also nearby, as are the Downs, East Brighton Park and 72 par golf course. It is also close to several bus routes serving the city centre, the coast and Brighton Station, with its fast links to Gatwick and London, and for those who need to commute by car, the A23 and A27 are both readily accessible.



Approximate Floor Area = 345.2 sq m / 3715 sq ft
 Garage = 30.0 sq m / 323 sq ft
 Total = 375.2 sq m / 4038 sq ft

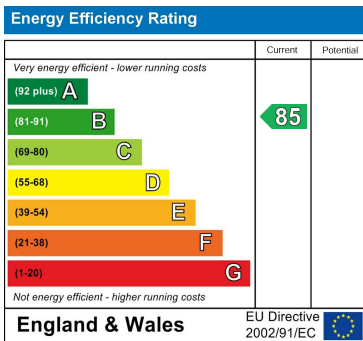


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Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.