



The Cliff, Brighton BN2  
£1,250,000 - £1,350,000

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# The Cliff, BN2

3-4 Bedrooms | 2 Bathrooms | 2-3 Living Room  
3205 Sq Ft | Roedean

With glorious views across the marina to the sea, this graceful 3 bed, 2 bath house with a double garage has south facing terraces and balconies at the front to make the most of its cliff top position and a leafy, private garden at the back. On a large plot of prime real estate, this delightful 1920's detached home inspires ideas - great or small- and houses along the row and to each side have been extended and improved including the creation of extra, off street parking at the back – subject to consents. Inside light, spacious rooms have real charm, some with stained glass windows, and there's a working fireplace in the dining room, so there is time to plan your options – and we can help if you want to take that route. The Royal Pavilion and famous Lanes, Amex Stadium and direct trains to Gatwick and London are within a 10-15 min drive and there's a choice of excellent schools locally including Roedean and Brighton College.

- 1920's 3 bed house
- Development potential stnc
- Stunning coastal location
- South balconies, terrace and back garden
- Large plot
- Double garage
- 10 mins drive to Royal Pavilion & Lanes









## Introduction

A happy home for many years, this large, detached house built in traditional Sussex style radiates charm. There's a choice of entrance - from the street at the back for supermarket deliveries to the kitchen or via the steps leading from the double garage which has a large utility area and a store.

## The Living Room, Dining Room and South Terrace

Focused on the views over its unique coastal location, the living room is a fabulous blank canvas for you to make your own with elegant proportions. Perfect for family time or for entertaining, there's also an easy flow across the hallway to the dining room, where guests can experience traditional dining in a secluded setting, looking to the sea.

Between the two, with beautiful stained glass, a lobby leads out to the spacious south terrace, paved for ease of maintenance. A rare suntrap with a stunning backdrop of yachts at anchor, it's ideal for a glamorous al fresco lifestyle where it's easy to forget that you are just a few minutes from the centre of the city.

## The Kitchen, Conservatory and Private Garden:

Through an inner lobby lined with storage, the kitchen is a modern classic with a mix of wood effect and steel units delivering a practical working space. With garden views you can keep a discreet eye on pets or children, and the vendors are willing to discuss the appliances in situ.

Next door, the glazed conservatory frames the private, leafy garden at the back and opens to it. Offering versatile options, it's an ideal spot for breakfast or lunch, or it could also be a safe play area.

Sunny and secure, the private garden to the rear is laid to lawn with surrounding beds planted for all year interest.









Two Family Double Rooms and Bathroom, the Principal Suite:

Bright and cheerful, the generous family room looks over the garden. A welcoming nursery or teenage retreat, there's the bonus of a spacious bathroom next door. At the front of the house, the luxurious guest room is full of sunlight and opens to a private, south facing balcony. On the east 'wing' of a broad landing, the principal suite is light, quiet and focused on the astonishing view over the harbour to the roll of the English Channel both inside and out from its own glamorous balcony. With plenty of custom made storage ready to fill, there is also a contemporary en-suite shower room to enjoy.

#### Vendor's Comments

"This has been a very happy, spacious home and we have enjoyed many celebrations inside and out! All of the rooms are light and airy and we wanted to bring the special, seaside location into the main rooms whilst keeping the interiors private and comfortable. The location suited our busy lifestyle as it is convenient for getting into or out of the city, and friends could easily travel to us by car or train. Quiet and secure in a friendly street, it is also easy to lock up and leave."







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## LOCATION GUIDE

### Good to Know

Shops: Local shops 3 mins, city centre about 10

Train Station: Brighton Station about 15 mins by bus

Seafront or Park: Sea & Marina 3 mins

Golf Club & park to Downs 1 min

### Education

**Primary:** St Mark's, Our Lady of Lourdes

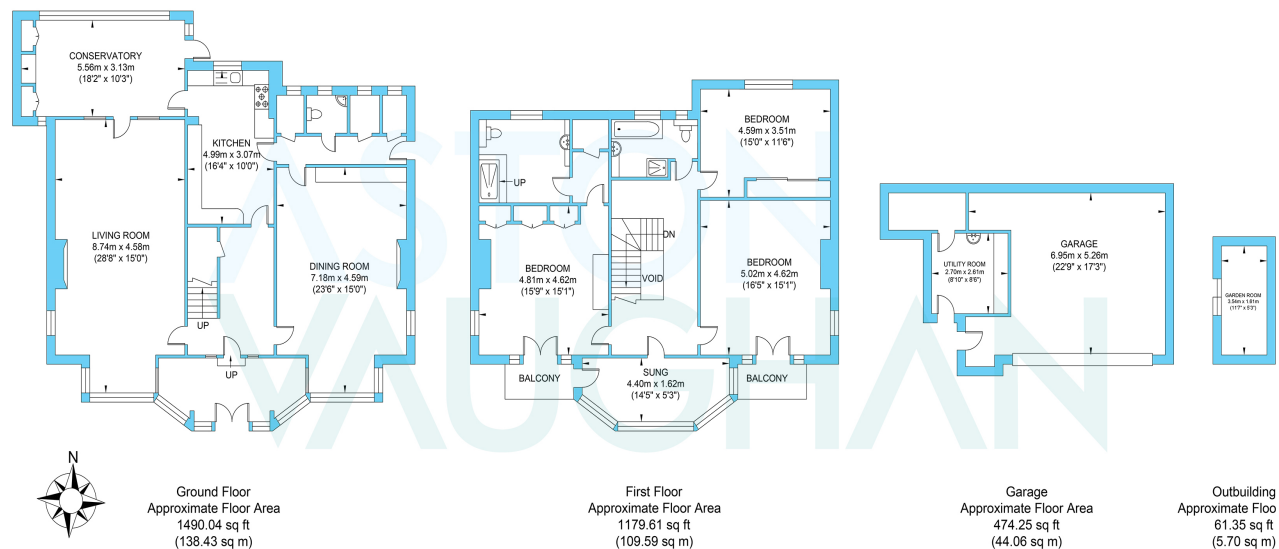
**Secondary:** Varndean, Dorothy Stringer

**Sixth Form:** Varndean, BIMM, MET BHASVIC

**Private:** Brighton College, Brighton Waldorf, Roedean

Close to the beach and Marina with its health club, cinemas, casino and waterfront restaurants, Brighton's Royal Pavilion and cultural heart of the city's is about 5-10 minutes by taxi. Brighton's station direct trains to Gatwick and London are easy to reach by car, cab or bus and there's a friendly local high street, too. Award winning schools, including Roedean, Brighton Waldorf and Brighton College are just minutes away. A choice of parks with playgrounds and sports facilities are nearby, a 72 par golf course and access to the Downs are easily accessed as is the coastal village of Rottingdean with its popular primary schools and characterful High Street.

## Roedean Road



Approximate Gross Internal Area = 297.78 sq m / 3205.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.