



Roedean Road, Brighton, BN2

£1,500,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Roedean Road, Brighton, BN2

3 Bedrooms | 1 Bathroom | 1 Large Living Room
2210 Sq Ft | Off Street Parking

Just a few minutes' drive from the city centre, this 3 bed, cliff top house with a double garage embraces glamorous coastal views. A rare, south facing garden looks over the yachts of the marina to the open sea, whilst on the 1st floor, a private veranda from the guest room and a Juliette balcony from the principal bedroom follow the sun from east to west. On a large plot of prime real estate there are plans drawn up to extend into the loft available and tucked away to one side of the private front garden, a 1930's garage has been converted into a studio/utility but could become self-contained accommodation or revert to extra parking stnc. Inside a 20 year labour of love by its skilled owners has created a sun filled, contemporary home with an easy open flow, Scandinavian finish and solar panels which feed into the national grid for a passive income.

With a local café culture, high street a golf course opposite and a park on the South Downs around the corner, 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.

- Exclusive, extended 3 bed house
- Stunning coastal location
- South balconies, terraces + private front garden
- Double garage
- Detached single garage now store/utility
- Large plot
- Development potential (subject to consents)
- 10 mins drive to Royal Pavilion & Lanes
- County Hospital & Brighton College 5 mins





Introduction

This large, detached house built in traditional Sussex style radiates charm. There's a choice of entrance - from the street at the front for supermarket deliveries to the kitchen or via the steps leading from the double garage which has power if you want to instal a car charger and a workstation. It's also worth noting that many neighbours have sacrificed some or all of the garden from Roedean Road to create extra off street parking. This property is unique however, as there is the original 1930's garage and drive (now a studio/store/utility), so there are options to consider.





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The Front Garden & Entrance Hall

Planted for pollinators, for scent and for all year interest, this secret garden is invisible from the street with plenty of space to enjoy a spot in the sun. There's a side gate to the garage, which has a pitched roof and 6.95m x 5.26m of storage and a utility area tucked away.

Ahead, this 1930's brick built beauty has Swedish custom made, energy efficient windows installed in keeping with the character of the house, and the original front door opens to a broad hallway where gleaming oak underfoot continues throughout the ground floor for a welcoming, in out flow. Expert design has plenty of discreet, organised storage for coats, bags and boots, there's a chic guest w.c. with an Art Deco influence tucked away and there are intriguing glimpses through to the living area and kitchen.

The Living Dining Room & Kitchen

Fusing Scandi style and glorious sea views the stunning open plan living, dining room and kitchen is ideal for entertaining. Lined with glass from east to west, the room frames magnificent views over the yachts of the Marina to open water which you can enjoy even whilst seated – and opens to a terrace with ample space for a table and chairs. Subtle but expert design has the living area reaching from front to back of the property, where guests can relax in front of an open fire in absolute privacy with views across the cottage garden whilst French doors in the south bay open to the sun terrace and the sea.

At the heart of this sociable home, the box bay of the dining area frames the open vista with twin sets of doors to bring the outside in. Designed for celebrating friends and family, the high spec kitchen is safely tucked away behind a wide central island where the wine cooler is by the dining table and the Miele touch induction hob allows the host to join in the fun. The Neff grill/combi oven and fan oven are at eye level to avoid heavy lifting whilst catering for large numbers, and there's a warming tray for beneath them.

Outside, the large dining terrace is open to the east and wet to follow the sun from its rise to its setting, perfect for an al fresco lifestyle whilst experiencing the unique atmosphere of this prime location.





The South Facing Garden

Outside, this private oasis has a great balance between mature hedges and leafy, scented planting for privacy, birds and butterflies and large, lit areas paved for easy open air living with friends or family. A peaceful retreat to return to, two spacious terraces each have views to the sea over the one row of lower, prestigious homes behind where it is easy to forget just how close you are to the centre of our vibrant coastal resort, and both a wine cellar and huge under terrace store are hidden away for you to explore...

Three Bedrooms & Bathroom

Up a staircase with ambient lighting beneath the handrail, the large central landing has original cupboards and access to the attic. Here, the first of the generous family rooms looks over the front garden and a stylish nursery or teenage refuge with mirrored wardrobes made in Sweden, it is ready to move into. Opposite, the spacious shower room has a designer finish. Black and white to acknowledge the Art Deco roots of the building, there are twin hand basins and the shower has a pump to ensure that should you choose to make a principal suite in the attic, water pressure shouldn't be an issue.

Full of sunshine, the glamorous guest room spills open to a private balcony to make the most of its prime coastal location. Used as a private home office with plenty of storage, it is simply decorated to keep the focus on the magnificent view and has a peaceful character. Blissfully quiet and completely private, the principal bedroom is a dream come true with ample Swedish made wardrobes ready to fill and an astonishing view over the protective harbour to the roll of the English Channel – which you can enjoy from bed or from the Juliette balcony.





Owner's thoughts

"We loved this house the moment we walked in and we love it now - it has been a pleasure to breathe new life into this beautiful Art Deco house whilst carefully keeping its character. We opened the ground floor up to frame the astonishing views and to allow us to be all together on one level, which has been really easy to live in as well as ideal for entertaining. The bright bedrooms are comfortable for us, for our family and for our friends who can come to us easily by car or train. Coming from Sweden, we wanted to be close to the sea, the marina and the city, and we also needed swift access to the airports as well as to good schools. This location proved perfect for us as a young couple with a growing family and now we are a little older; we can walk to the sea, the golf club and the countryside or bus/ cab into the Lanes in minutes, and quiet and secure, it's a great lock up and leave."



LOCATION GUIDE

Good to Know

Local shops: Local shops 3 mins, city centre 10-15

Station: Brighton Station 15 mins

Parks: Sea 3 mins

Education

Primary: St Marks Primary Our Lady of Lourdes

Secondary: Varndean High School, Dorothy Stringer

Sixth Form: Varndean 6th Form, MET, BIMM, BHASVIC

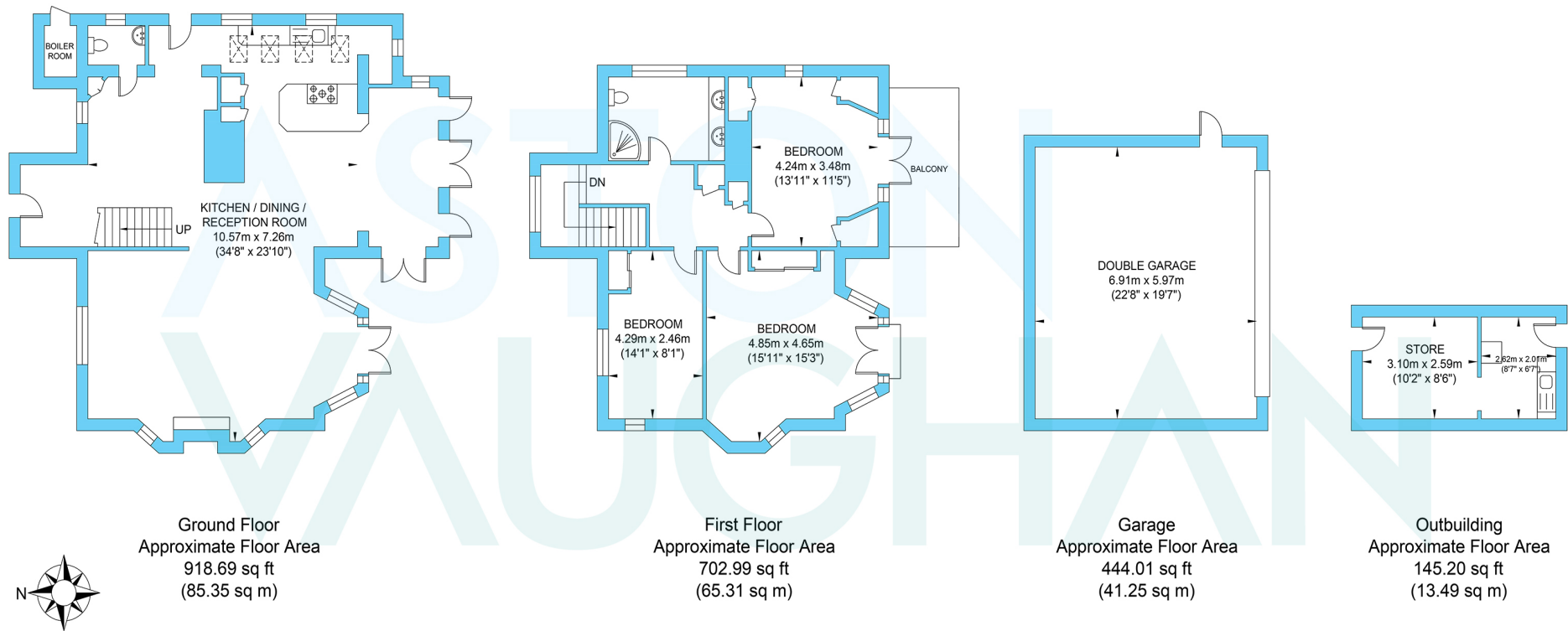
Private: Roedean, Brighton College, Brighton Waldorf, Brighton & Hove High

Location Guide

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.



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Approximate Gross Internal Area = 205.40 sq m / 2210.90 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.