



Roedean Road, Brighton, BN2

£2,750,000 - £3,000,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

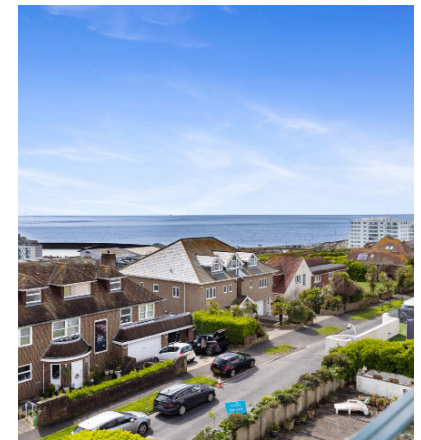
Roedean Road, Brighton, BN2

6 Bedrooms | 6 Bathrooms | 2 Living Rooms
4317 Sq Ft | Off Street Parking & Garage

Fusing Art Deco style and uninterrupted sea views this spectacular 6 bed, 5 bath house with a self-contained 1 bed apartment, a double garage and off street parking has south facing terraces and a garden overlooking the Marina to open water. The Royal Pavilion and famous Lanes, Amex Stadium and direct trains to Gatwick and London are within a 10-15 min drive and its exclusive cliff top location on Brighton's 'Sandbanks' has a choice of good schools including Roedean and Brighton College. Inside, four symmetrical storeys deliver a magnificent 401.0m² (4317.4 sq. ft.) approx., which combine a luxury lifestyle with quiet, comfortable family rooms.

On the ground floor, four private double bedrooms all have en-suite shower rooms, two with access to the south balcony, and they surround a glamorous family room. Tucked away, there's a chic w.c. whilst a discreet utility room has space to make tea, coffee or hot chocolate. On the first floor, a glamorous lounge diner and kitchen spans the whole level where the south wall of glass brings in the amazing view and opens to the balcony – and the guest w.c. has a golden hand basin. Secluded at the top of the house, a fantasy principle suite makes the most of its stunning coastal location and has a walk in closet and design-led en-suite. Opposite a golf course, close to East Brighton Park which leads to the South Downs National Park this prime location attracts professionals and families seeking privacy, fresh air and a healthy lifestyle with swift access into or out of the city centre.

- Luxury Art Deco style 6 bed house
- Plus 1 bed apartment
- Stunning coastal location
- South facing balconies and garden
- Double garage, secure off-street parking
- 10 mins drive to Royal Pavilion & Lanes





Introduction

No expense has been spared in this classic re-imagining of a 1930's detached house to create an astonishing Art Deco style home with a focus on the sea. Inside, the refurbishment is flawless, incorporating high spec features from the underfloor heat through out the main house to the sensor lighting which rises with the African hardwood custom made staircase, and also features in the en-suite bathrooms.

There is a choice of entrance either via the smart steps to the garage at the back of the house or on the level, through the gated off street parking for several cars, an area which also has an electric charging point and the front door for guests.





The Entrance Hall, Family Room, Utility and Guest W.C.

Gleaming porcelain underfoot is rooted in Art Deco glamour and flows through to the spacious family room at the heart of the ground floor. Completely private there is a media wall with lit shelving, and designed for visiting children and grandchildren, the discreet utility room has plenty of space for making snacks and hot drinks as well as plumbing and power for both a washing machine and a dryer.

Four Family Bedrooms, En-suite

All four large double bedrooms on this floor have en-suite shower rooms and all are beautifully decorated with their own, unique finish and choice of lighting. None of the four are overlooked, and at the back, two each have access to a sun terrace wide enough for company.



The Living Dining Room and Kitchen

Stretching right across the back of the house, 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 balcony with ample space for a table and chairs. Expert, contemporary design has the kitchen breakfast room reaching from front to back of the property, so whilst the central island is sociable (and its opaque surface is lit from below), the working area of the kitchen is out of sight of the main entertaining space.

Looking to the sea along its seating side, the T shaped island has a high spec Miele touch induction hob where you can place the pan wherever you want – there's no designated space- and the extractor also rises and falls at your command. Ready to cater for family and





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The 5th Double Bedroom/ Dressing Room/Home Office and Principal Suite

Life doesn't get much better than this. Private, quiet and with picture perfect views, the principal suite is focused on the amazing, uninterrupted view over the harbour and the roll of the English Channel when inside, and an astonishing, coastal view which streams from the white cliffs of Seaford to the bay of Worthing and its sunsets from the private terrace. With a large walk in closet, there is also a glittering en-suite shower room large enough for both a bath and a walk in dual head shower. Twin silver hand basins are on stylish shelving and although there is under floor heat, you can also warm towels.

Next door, the nursery is a generous double bedroom with space for a sofa to rest on. This versatile room is currently a comfortably sequestered home office.



The Self-contained Apartment

With its own entrance through the garden, this stylish apartment is ready to move into with the same, meticulous attention to good design and comfort as the rest of the house, ideal for inter-generational living or for guests. Facing south, it is bright and cheerful, and tucked back and down from the garden it feels very separate – and both the bedroom at one side and the shower room at the other are private. continues in a chic shower room with a high end finish.

At the back, the first of the double bedrooms shimmers in designer





The Garden

Restful, geometric harmony with an Art Deco influence has ensured that a large, paved area for sophisticated dining looks over a child and pet friendly lawn – and each have views to the sea over the one row of lower, prestigious homes behind. With mature hedges providing bird song and palm trees delivering that instant, holiday feel, the garden is a blank canvas to make your own -and there is wiring in place for a hot tub....



Vendor's comments

"We love Art Deco and have enjoyed bringing this beautiful 1930's house back to life. We wanted to bring the extraordinary views into every storey, but for the interiors to be comfortable for us, for our family and for our friends. With 401.0m2 (4317.4 sq. ft) we can entertain lots of people without the neighbours hearing anything as although we like to visit the National Park, we didn't want to move into the country! The location suits our busy lifestyle as it is really convenient for getting into or out of the city and friends can travel easily to us either by car or train, and quiet and secure, it is also an easy lock up and leave."



LOCATION GUIDE

Good to Know

Local shops: 3 mins, city centre about 10 mins
Portslade Station 4 mins, Brighton Station about 15 minutes

Parks / Beach: Sea & Marina 3 mins, Golf Club & park to Downs 1 min

Education

Primary: St Marks Primary, Our Lady of Lourdes

Secondary: Varndean High School, Dorothy Stringer

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

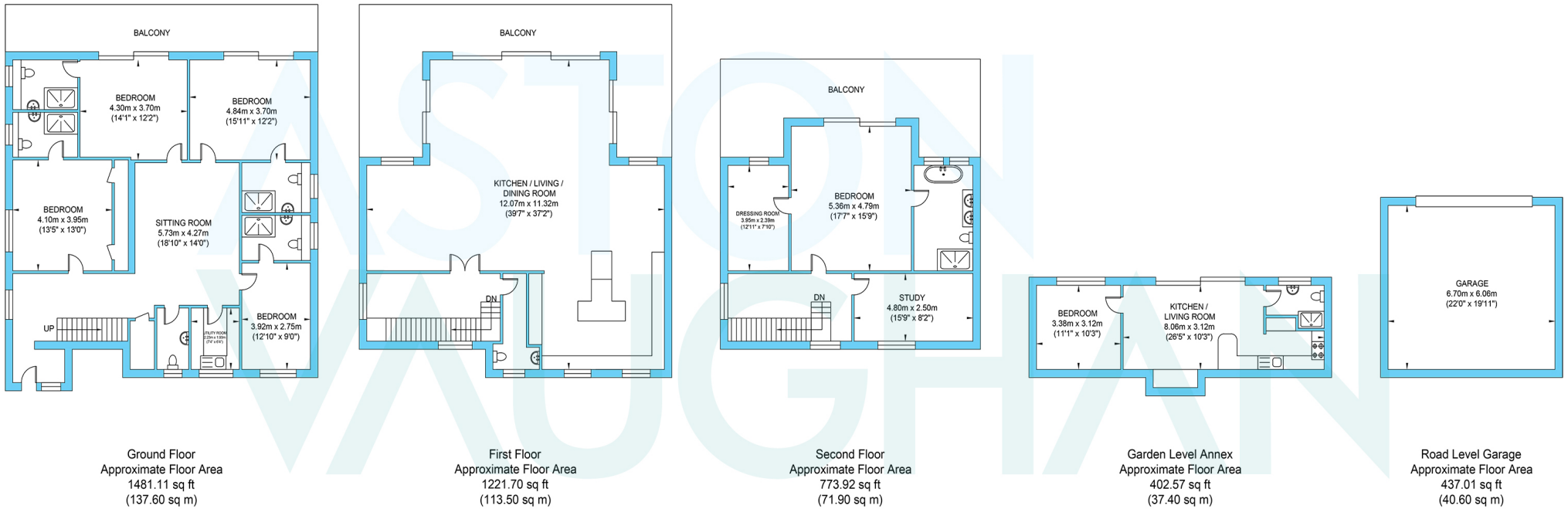
Private: Roedean, Brighton College, Brighton Waldorf, Brighton & Hove High

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.



Roedean Road



Approximate Gross Internal Area = 401.0 sq m / 4317.40 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.