



Roedean Road, Brighton, BN2

£1,700,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

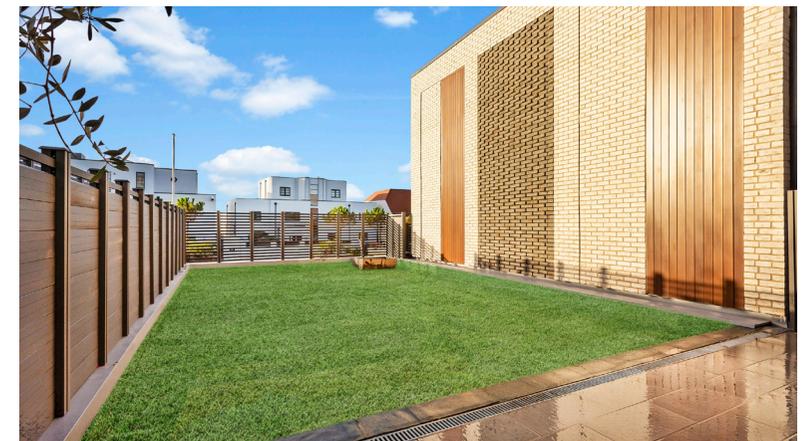
Roedean Road, Brighton, BN2

6 Bedrooms | 4 Bathrooms | 1-2 Living Rooms
2896 Sq Ft | Large South Facing Terrace & Garden
Stunning Sea Views | Gated Development

In a glorious cliff top setting with views over the English Channel streaming through walls of glass, this glamorous, 6 bedroom house in a private, gated enclosure is approximately 10 mins drive from the city centre, and has a south facing terrace, a quiet landscaped garden at the back and a magnificent 4 car garage. Within a private, gated enclosure of just 3 architect-designed homes, energy management includes thermal glazing, an 87% airtight construction and air source heat pump. There's a choice of excellent schools including Roedean and Brighton College within a 6 minute radius. Brighton Station - with direct trains to Gatwick and London - is only a 10-15 minute drive, the Royal Pavilion and famous Lanes of the city are about 7-10 minutes by cab and Amex Stadium is easy to reach.

Inside, this stunning home has 269.1m2 (2897 sq. ft.) of beautiful rooms and both underfloor heating and highspeed fibre optic broadband feature throughout the property. There's an expert balance between total privacy in the elegant reception and a glamorous kitchen diner which sweeps open to the sun terrace and the sea. Upstairs all five peaceful bedrooms are relaxing retreats (three with en-suite bathrooms) and all have restful views either to open water at the front or over the golf course behind to protected downland.

- Contemporary eco home with warranty
- Sea views
- Exclusive Roedean location
- Gated enclosure
- South terrace, private back garden
- 4 car garage
- High speed fibre optic broadband
- 269.1m2 (2897 sq. ft.)
- 10-15 mins city centre
- Council tax band G





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VALUO

Introduction

A private haven within a secure, gated enclosure of just three architect designed homes, this fantasy contemporary house has a meticulous level of finish and skilled commitment to detail which includes high speed fibre optic broadband and underfloor heating throughout the property. Soaring above the street this sculptural house enjoys both uninterrupted light and great views.

Sought after by professionals and families, Roedean offers a healthy lifestyle and quiet nights but swift access to Brighton. The golf club is a few doors down and East Brighton Park's playground, sports facilities and country walks, and the waterfront restaurants of the Marina and its adjacent beaches are just minutes away. At the bottom of the hill the coast road will take you into the heart of the city or to the rolling countryside of the National Park whilst Warren Road will take you past our famous racecourse to the A23/A27.



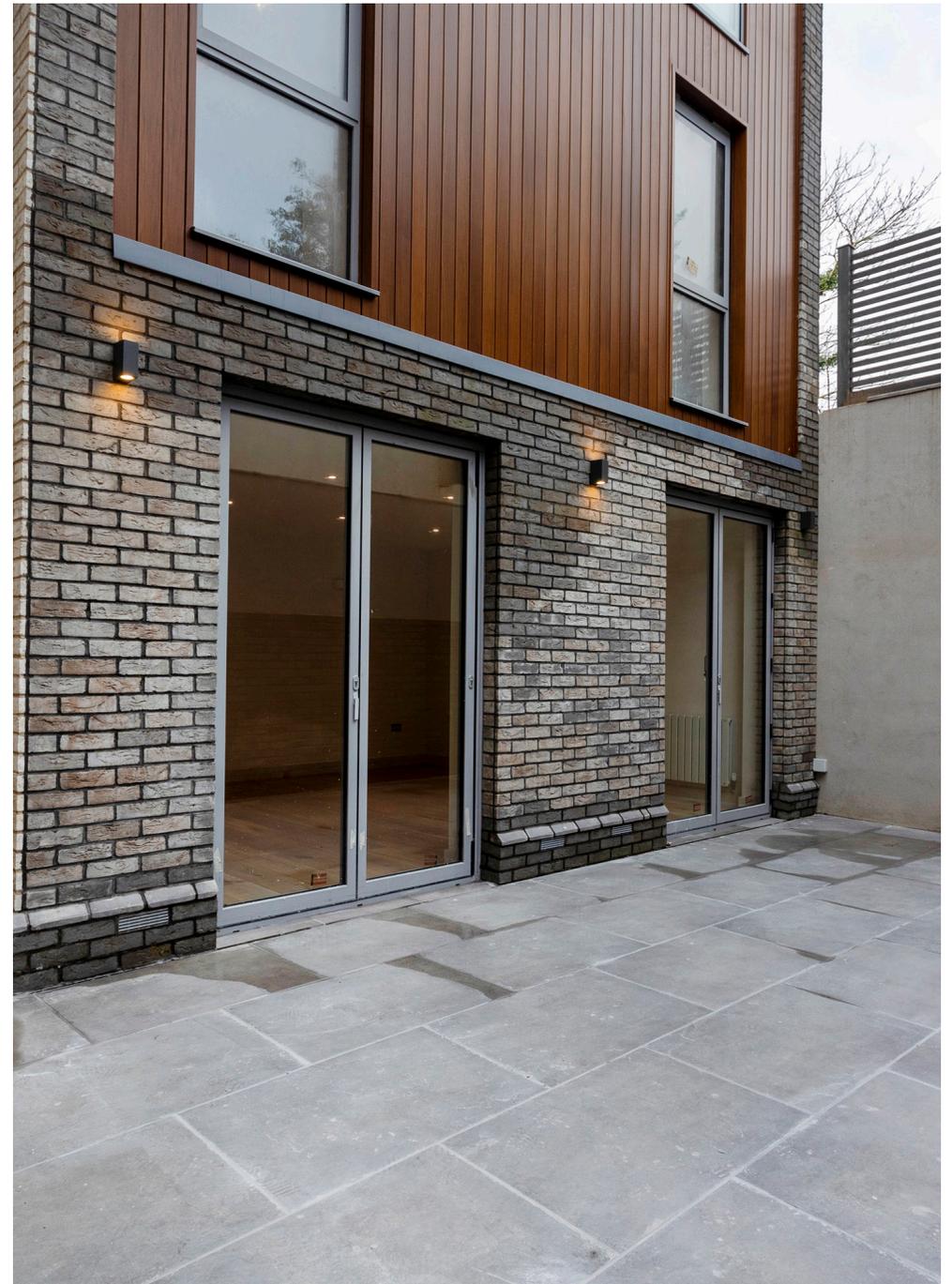


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The Ground Floor:

Inside, although every room has a luxury finish there is also a subtle balance between stylish entertaining and family practicality and comfort which begins in a spacious hallway where there is ample space for coats and bags, and a guest w.c. is tucked away. Ahead, friends and family can relax in rare seclusion in an inviting reception which is unusually private and opens to the dynamic landscaping of the terrace to the rear.

Full of sunlight, the stunning kitchen diner is perfect for family time as well as for entertaining. The south wall of glass frames astonishing views and opens to a sun drenched terrace where you can fully enjoy this unique cliff top location. Inside there is room for sofas and a large table and the high-spec designer kitchen is safely away from the in/out flow behind a big central island.





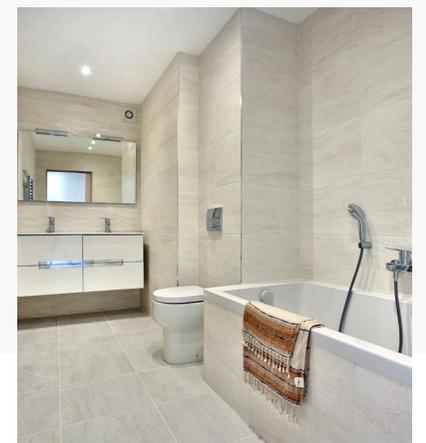
The First Floor:

With restful views over rolling countryside, the guest room has calm decoration and a luxurious shower room en-suite. Next door, the second double bedroom also has relaxing views, and it could be a comfortable study. Looking over the front terrace and prosperous homes opposite to the glittering sea, the third bedroom is a delight to return to, and is next door a deluxe family bathroom which is large enough for a bath with a shower above it.

The Second Floor:

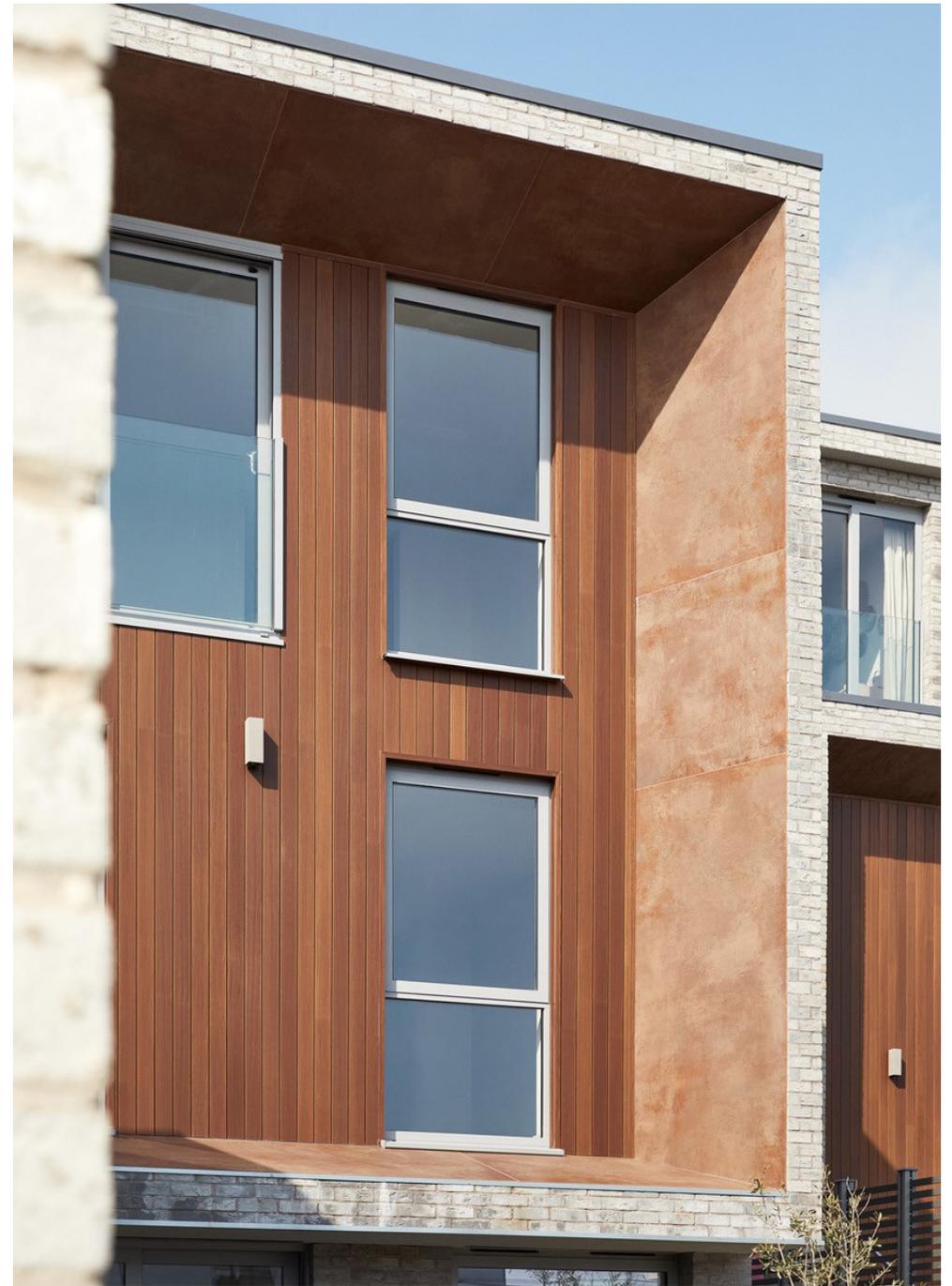
At the back of this substantial building, the views from the two double bedrooms embrace the golf course, the park and protected downland, one with an en-suite. On the prime south front the principal bedroom suite is focused on the seascape to make the most of its prime coastal location. There is generous space with floor to ceiling doors which slide across to a Juliette balcony where you can follow the sunshine from sunrise to sunset – and the stylish glass balustrade ensures you can see the sea even from bed. The exceptional attention to detail continues in the design led, en-suite shower room which is spacious with underfloor heat and stylish, twin hand basins.





Vendor's Comments:

"In a stunning setting, the views change every day. The house is beautifully designed to make the most of the stunning setting and although it is like stepping into a painting and every room has a designer finish, it is also a family friendly, comfortable home to enjoy with large, light rooms and at the top, we are very quiet and private. The house has great energy management for a high eco code, so the house is always warm. The location is great for getting into or out of the city and friends can travel easily to us either by car or train, and if you have a busy lifestyle, the house is a secure lock up and leave."



LOCATION GUIDE

Good to Know

Local shops are 2 minutes away

Brighton mainline station is 15-20 minutes by bus

The seafront is just 2 minutes away, and East Brighton Park is a 5 minute walk

Education

Primary: St Mark's, Our Lady of Lourdes

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, City College

Private: Brighton College, Roedean, Lancing, Lewes Old Grammar, Bede's

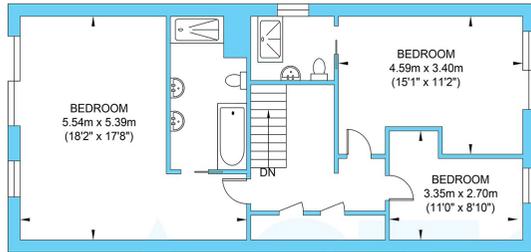
Location Guide

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.

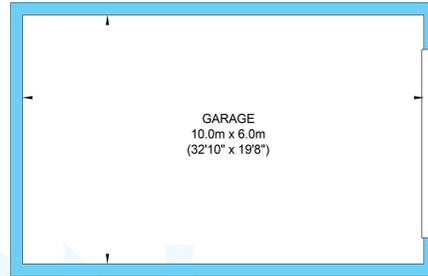


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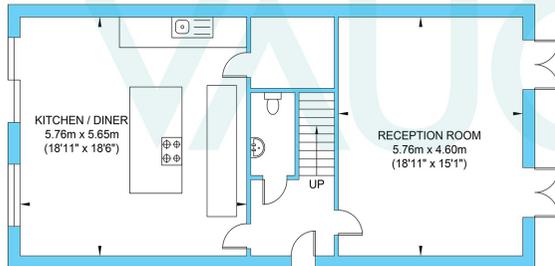
Roedean Road



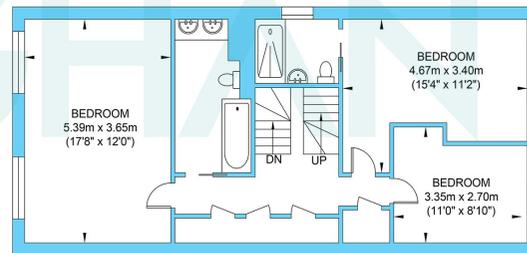
Second Floor
Approximate Floor Area
727.20 sq ft
(67.56 sq m)



Garage
Approximate Floor Area
645.83 sq ft
(60.0 sq m)



Ground Floor
Approximate Floor Area
796.31 sq ft
(73.98 sq m)



First Floor
Approximate Floor Area
727.20 sq ft
(67.56 sq m)

Approximate Gross Internal Area = 269.10 sq m / 2896.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

