



Newlands Road, Rottingdean, BN2

£1,500,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Newlands Road, Rottingdean, BN2

5 Bedrooms | 2 Living Rooms | Utility Room off Kitchen | 2 Bathrooms | Downstairs WC
Al Fresco Kitchen Patio & Fireplace | Large Rear Garden | Patio Terrace with Swimming Pool
Poolside Cabin | Beautifully Renovated Detached House | 2,239 sq ft | Historic Rottingdean

Live the dream in this spectacular detached 5 bedroom house in the historic Village of Rottingdean. Its elevated position is just 2 minutes from the beach and the picturesque High Street - and just 10 minutes from Brighton. With plentiful off-street parking, the original house has been extended and improved to create a fabulous, architect designed contemporary home which embraces its stunning setting. A vaulted kitchen diner folds open on two sides to a beautiful outside cooking and eating area complete with a fireplace. Beyond that lies a large lawned garden and steps from there lead you to a fabulous sunny upper terrace where you can swim in the pool and admire the ocean. An elegant reception room has ample space and enjoys views over Rottingdean's new park and beyond to the Village's iconic hilltop Windmill. If you work from home, there is a poolside private home office. On the first floor, two of the four double bedrooms lead to a balcony from where you can enjoy magnificent sunsets and stunning views over the Village to the English Channel. The master bedroom is complete with a walk-in wardrobe / dressing area which leads into a contemporary ensuite bathroom featuring a walk-in shower. A further luxury bathroom with a designer finish and four more comfortable bedrooms are ready to be moved into and enjoyed.

With popular primary schools nearby and direct public transport to Brighton station, Rottingdean is surrounded by the beautiful South Downs National Park which is minutes away. Rottingdean's vibrant community attracts professionals and families wanting a balance between an active lifestyle, friendly neighbours and quiet nights.

- Exclusive Rottingdean lifestyle
- Architect designed
- Swimming pool
- Off street parking
- 2 mins to the beach & high street
- Good schools nearby
- Easy access to Brighton, Gatwick & London





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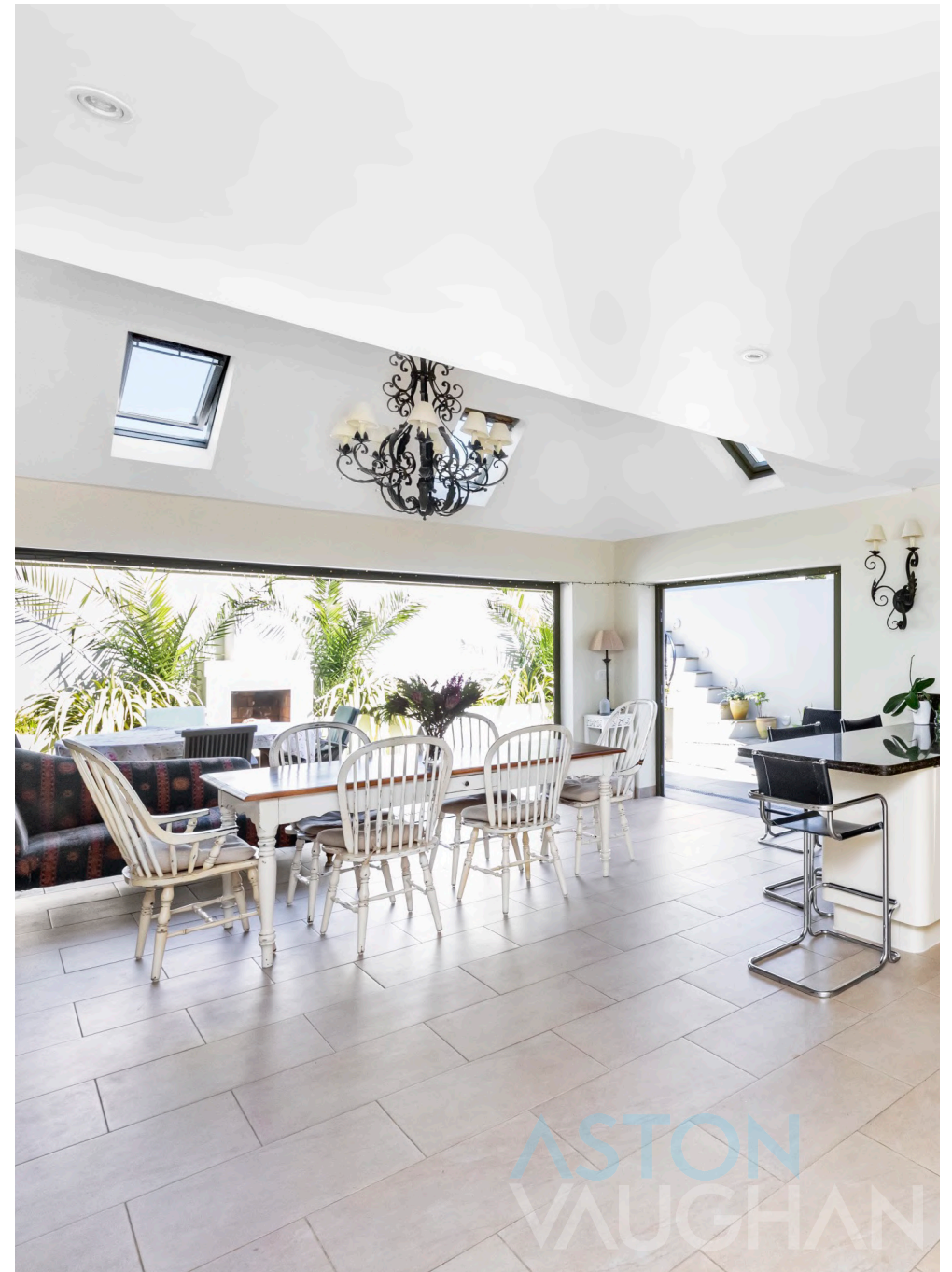
Introduction

Spacious and chic, no expense has been spared to create a uniquely luxurious property which makes every day living exceptionally stylish - and easy. Outside this house, with its clean lines and impressive traditional first floor balcony, it is set back behind smart off-street parking. Inside has been expertly extended and improved. This skilled refurbishment has been thorough with new electrics, plumbing, double glazing and underfloor heating in the tiled kitchen diner.

The Reception Rooms

Inside, this dream home balances style, practicality and comfort starting in the porch, where there is space for coats and bags, leading through to an inviting hallway, with a guest WC discreetly tucked away under the stairs. Ahead, the views of the new Village park, with its lovely, listed cricket pavilion, the hillside and the Windmill, stretch out before you from the large sunny bay window in the inviting lounge where there is ample space to share with friends and family.

The quiet and spacious middle reception room is perfect for a large home office or cinema room or fitness studio.





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The Kitchen Dining Room, Utility and Garden

Enjoy an alfresco lifestyle with friends and family in this stunning kitchen dining room which spans an astonishing 7.40 x 6.99m (24'3 x 22'11). Skilfully extended this dream space works well for everyday but is also perfect for parties, with aluminium bi-folding doors in two walls opening to extend the kitchen dining room outside. This versatile space has ample room for a large dining table and sofas beneath large, vaulted skylights

Expert attention to detail extends into the placement of the user friendly bespoke kitchen, which was designed to very subtly echo the Art Deco design style. Skilled planning ensures that the dishwasher and the sink of this practical area are out of sight of the table so clearing away can be done discreetly. Streamlined units provide ample storage, granite surfaces look handsome and are also indestructible for fledgling cooks, and all of the integrated Miele appliances are high spec. As you would expect of a home of this quality, there is also a spacious utility room hidden away.

The kitchen dining room extends outside, with matching tiles, for a botanic dining experience where guests can relax in rare seclusion by an open fire. Steps lead up to second tier where games can be played on a large level lawn. Up at the top, the travertine paved terrace and swimming pool are ideal for bathing in the sunshine whilst enjoying views of the sea and the countryside. The pool is heated by an energy efficient air-source heat pump. There is also a new insulated garden room with light, heating and power - perfect as a home office, gym, snug or pool house for changing.





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Five Bedrooms (Four Double) and the Bathroom

At the back of the house on the first floor, a guest bedroom offers dual aspect with garden and sea views, and next door the family bathroom is large enough for both a bath and a separate walk-in shower with a high-end dual shower head system. The classic white suite includes a bidet and warming rail for towels.

Central to the house, two further bedrooms are quiet and ready to move into and the landing area at the top of the stairs is spacious, light and inviting.

To the front another stylish bedroom boasts a beautiful vaulted ceiling with a skylight and French doors open out onto the west facing balcony.

The Principal Suite

The principal bedroom also opens through French doors to the balcony for westerly views of the sea and the nature reserve hilltop and Windmill. The generous size makes it a restful retreat at the end of the day and comes with a walk-in wardrobe / dressing area leading to a chic ensuite featuring a walk-in shower.

What the owner says:

“The house was built in 1910 as a large holiday home and we wanted our renovation to be as respectful to the original design as possible, whilst still ensuring that it was light, spacious and warm in winter. All the windows, French doors and bi-fold doors are double glazed powder coated aluminium. The swimming pool terrace is a quiet suntrap that enjoys the sun virtually all day. The pool is delightful, especially in hot summers, and children play and swim for hours. In the evenings there are often blood orange sunsets over the Windmill to be marvelled at. Rottingdean is a wonderful location with some lovely pubs. The High Street has plenty of shops and restaurants to choose from. Health and fitness is important to us and just a 15-minute walk from the house takes you into the South Downs National Park. 5 minutes in the opposite direction takes you to the wonderful beach and undercliff path. Nearby as well, the recently renovated Saltdean Lido is a marvellous local amenity and said to be the second most important Art Deco building in the Country. On top of all of this, the culturally vibrant City of Brighton & Hove is just a 20-minute cycle along the undercliff path. We are also very well served by public transport. Very frequent busses stop at the end of Newlands Road and take you straight to Brighton station. Trains from there take just over an hour to central London. The local schools are great. Our daughters loved Roedean and Brighton College is close by as well. It is a wonderful place to live.”







LOCATION GUIDE

Good to Know

Rottingdean High Street - 3 min walk down the new path alongside the new park

Brighton mainline station - 26 minutes by bus

Rottingdean beach – 5 min walk

Beacon Hill Nature Reserve and the Windmill – 10 min walk

Education

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

Longhill High School

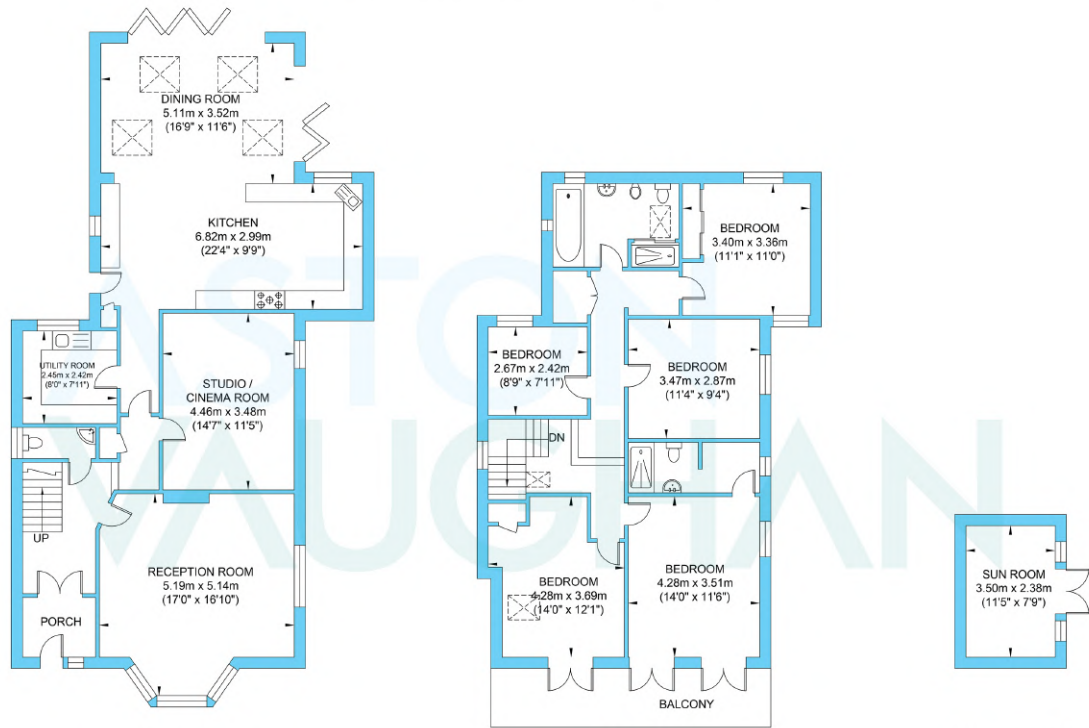
Private Schools: Roedean, Brighton College, Brighton Waldorf, The Old Grammar School Lewes, Bede's

Location Guide

Once home to Rudyard Kipling and Pre-Raphaelite painter Burn Jones, the coastal village of Rottingdean is sought after by families and professionals as its schools are good and there's plenty of local shops, cafes and restaurants to explore. Surrounded by the South Downs National Park with a local Nature Reserve and beaches on the doorstep, you can cycle along the undercliff walk to the waterfront restaurants, cinemas and health club of Brighton Marina in about 20 minutes. Approx 15-20 minute drive to Brighton and Hove's centre there are also bus routes – with bus lanes- along the coast and to the universities at Falmer, and with easy access to both the A27 and A23, Lewes, Gatwick and London are a possible commute.



Newlands Road



Ground Floor
Approximate Floor Area
1194.14 sq ft
(110.94 sq m)

First Floor
Approximate Floor Area
955.29 sq ft
(88.75 sq m)

OUTBUILDING
Approximate Floor Area
89.66 sq ft
(8.33 sq m)

Approximate Gross Internal Area = 208.02 sq m / 2239.10 sq ft

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

