



The Marine, Skylarks, Rottingdean, BN2  
£995,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings

INTRODUCING

# Skylarks, BN2

3 Bedrooms + Study | 3 Bathrooms | 2 Living Rooms  
1744 Sq Ft | Rottingdean

Nestled into the South Downs at Rottingdean in East Sussex, the luxury development of Skylarks enjoys the tranquillity of the countryside, fresh sea air, and easy access to the city-life of Brighton & Hove just four miles along the coast.

Designed to blend in with their countryside surroundings, the houses of Skylarks are built using natural materials, echoing the historic buildings of Rottingdean Village, famed for its smuggler history and gracious windmill sitting atop the hill looking out to sea. Flint and brick facades, timber cladding and slate roofs could be from another era, yet these houses have been built to the highest contemporary specifications using cutting edge technologies, ready for the modern lifestyle.

- Luxury newly built townhouse in the East Sussex countryside
- Newly built using the finest quality fittings and Smart Home technology
- Driveway and integral garage
- Nestled into the South Downs
- 3-4 double bedrooms – en suite to principal
- Lawn garden
- Close to Roedean and Brighton College Private Schools





Spanning three floors, The Marine is an exquisite townhouse with three beautifully appointed double bedrooms and an additional room on the ground floor which could be used as a bedroom, home gym or office. Inside, the feel is contemporary, yet homely, using soft wood finishes and a warm neutral palette in each uniquely styled room bringing calm and cohesion throughout.

The ground floor opens to an inviting hallway with understairs storage, access to the integral garage and a flexible room to the rear which could serve as a cinema room, gym, office or bedroom - with access to a large cupboard and WC.

On the first floor you have a stylish sitting room, WC and, at the back, an open-plan kitchen/dining area which leads out to a lawned garden.

On the top floor, three bedrooms are beautiful doubles with soft carpet underfoot and leafy views. Smart technologies continue on this floor with the Control4 Smart Home system controlling Lutron lighting, window blind systems, audio, heating, and video doorbell via a room keypad – or from the comfort of your bed. The en suite to the principal bedroom features luxurious finishes which will stand the test of time.

The Marine residences boast the unparalleled specifications and construction quality consistent with the entire Skylarks development. Features such as underfloor heating, German-engineered kitchens, Miele appliances, and Control4 and Lutron smart home systems are just the beginning of what these homes have to offer.





**Builder's comments:**

"We take great care to understand the lifestyle aspirations of our community and create exceptional residences in prime areas. Our attention to every detail ensures we deliver beautiful homes that enrich your quality of life at home, work, school, and play. Brookworth Homes chooses development sites carefully to maximise transport links; proximity to vital local amenities; and a rich variety of sports, leisure, and recreational facilities. Each home comes with a Brookworth Homes two-year warranty in addition to the standard NHBC Build Warranty. We require all our contractors and subcontractors to adhere to the Consumer Code for Homebuilders to ensure quality at every stage of the build process."





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## LOCATION GUIDE

On the edge of the South Downs National Park, Rottingdean is a prestigious village suburb just 10-minutes east from the City of Brighton & Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Rottingdean is sought after by professionals and families. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local High Street, Pond and several desirable gastro pubs and eateries. Good schools are easy to reach by bus, cab or car - or you can walk or ride to them over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.

### Good to Know

Shops: 10 minute walk to local shop, 12 minute cab ride to central Brighton - 28 mins by bus

Train Station: Brighton Station 13 min drive / 30 mins by bus

Seafront or Park: South Downs walks on the doorstep, Happy Valley Park 12 minutes walk and Rottingdean beach 30 mins walk / 7 mins by bus

### Education

**Primary:** St Margaret's, Rudyard Kipling, Woodingdean Primary

**Secondary:** Longhill High School, Cardinal Newman RC

**Sixth Form:** BHASVIC, East Sussex College

**Private:** Brighton College, Brighton Collage Prep, Roedean, Brighton Steiner



PLOT 36   3 BEDROOM TOWN HOUSE	
<b>Lower Ground Floor</b>	<b>First Floor</b>
CINEMA / CYM / GAMES ROOM 4000 mm x 3570 mm 13'2" x 11'7"	BEDROOM 1 4035 mm x 3685 mm 13'3" x 12'0"
<b>Ground Floor</b>	BEDROOM 2 3830 mm x 3620 mm 12'7" x 11'9"
KITCHEN / DINING 5080 mm x 3570 mm 16'8" x 11'6"	BEDROOM 3 3655 mm x 3620 mm 12'0" x 11'9"
LIVING ROOM 3480 mm x 5300 mm 11'5" x 17'5"	
<small>The dimensions given are subject to minor variations and are not intended to be used for laying of furniture</small>	