

FREEHOLD



House - Detached (EPC Rating: A)

40 ALLINGHAM PLACE, ROTTINGDEAN, EAST SUSSEX, BN2 7AA

Offers In Excess Of

£1,250,000

**ASTON
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Sales and Lettings



3 Bedroom House - Detached located in Rottingdean

The Palmeira is an exquisite, detached home with three beautifully appointed en suite double bedrooms. The ground floor has been designed with entertaining in mind, offering flowing, open plan spaces, set to impress. Double fronted and gabled with Sussex hung tiles on a red brick facade, it feels every inch the country abode. 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.

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, hung tiles, 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.

Parking is never an issue with both a forecourt and a single detached garage with an automated steel garage door, a quarry tiled floor and an electric car charging point – eco design all the way.

Stepping inside through the solid, engineered hardwood front door, you are welcomed into a beautiful entrance hall with wood effect tiled flooring, heated from below which runs seamlessly over thresholds to the glamorous kitchen and dining room ahead. To the right is the sitting room which becomes a place of sanctuary and comfort after a long day, where you can spill out to the garden via a wall of aluminium framed bi-folding doors. To the left is a generous study, snug, or ground floor bedroom four – depending on the family's needs. Bespoke joinery brings both form and function to the space which enjoys private, peaceful views over the front garden.

The kitchen, dining and family room is the heart of the home with clearly defined areas for kicking back with a movie, family suppers and for creative cooking in the

streamlined kitchen. Luxury integrated Miele appliances in matt black come as standard in these homes, alongside a Quooker hot water and chilled filter water tap. Slab doors in a combination of oak veneer and lacquer finishes, with integrated handles sit above and below composite stone worktops with waterfall side panels to the kitchen island. From here, another wall of bi-folding, aluminium doors open to reveal the Indian sandstone patio and landscaped garden which becomes a natural extension of the home during summer, where the party can continue well into the evening as the sun sets over the hill. With garden access from the sitting room and kitchen, the entire ground floor flows beautifully when entertaining.

Returning into the house, the first-floor bedrooms are beautiful doubles with soft carpet underfoot and green and leafy views from each window. 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. All three bedrooms are en suite and come fitted with Duravit and Kaldewei sanitaryware, matt-black fittings and porcelain wall and floor tiles in a range of high-end, luxurious finishes which will stand the test of time.

Vendor'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.”

Education

Primary: St Margaret’s, Rudyard Kipling, Woodingdean Primary

Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Brighton Colledge Prep, Roedean, Brighton Steiner

Good to Know

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.



Floor plan



GROUND FLOOR FIRST FLOOR

Ground Floor

| | |
|---------------------------|-----------------|
| Kitchen / Dining / Family | 6430mm x 5650mm |
| Drawing Room | 3560mm x 5750mm |
| Study | 4065mm x 4015mm |

**Denotes the maximum measurement of room*



GROUND FLOOR FIRST FLOOR

First Floor

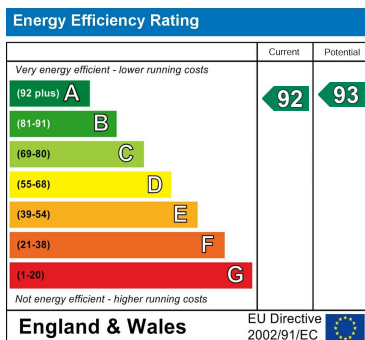
| | |
|-----------|-----------------|
| Bedroom 1 | 3675mm x 5750mm |
| Bedroom 2 | 3520mm x 3580mm |
| Bedroom 3 | 3210mm x 3390mm |

**Denotes the maximum measurement of room*

Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.