

FREEHOLD



House - Detached (EPC Rating: B)

MONTPELIER, 7 ALLINGHAM PLACE, ROTTINGDEAN, BN2 7GW

Offers In Excess Of

£2,000,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Detached located in Rottingdean

Montpelier is an exquisite, detached home with four beautifully appointed double bedrooms and three bathrooms. 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, 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, 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 double 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. A double door opening to the left reveals the sitting room, a place of sanctuary and comfort after a long day, while to the right is a generous study, or snug – depending on the family's needs. Bespoke joinery forms mirror backed bookcases and cabinetry around the stone fireplace which brings warmth and atmosphere to wintery evenings.

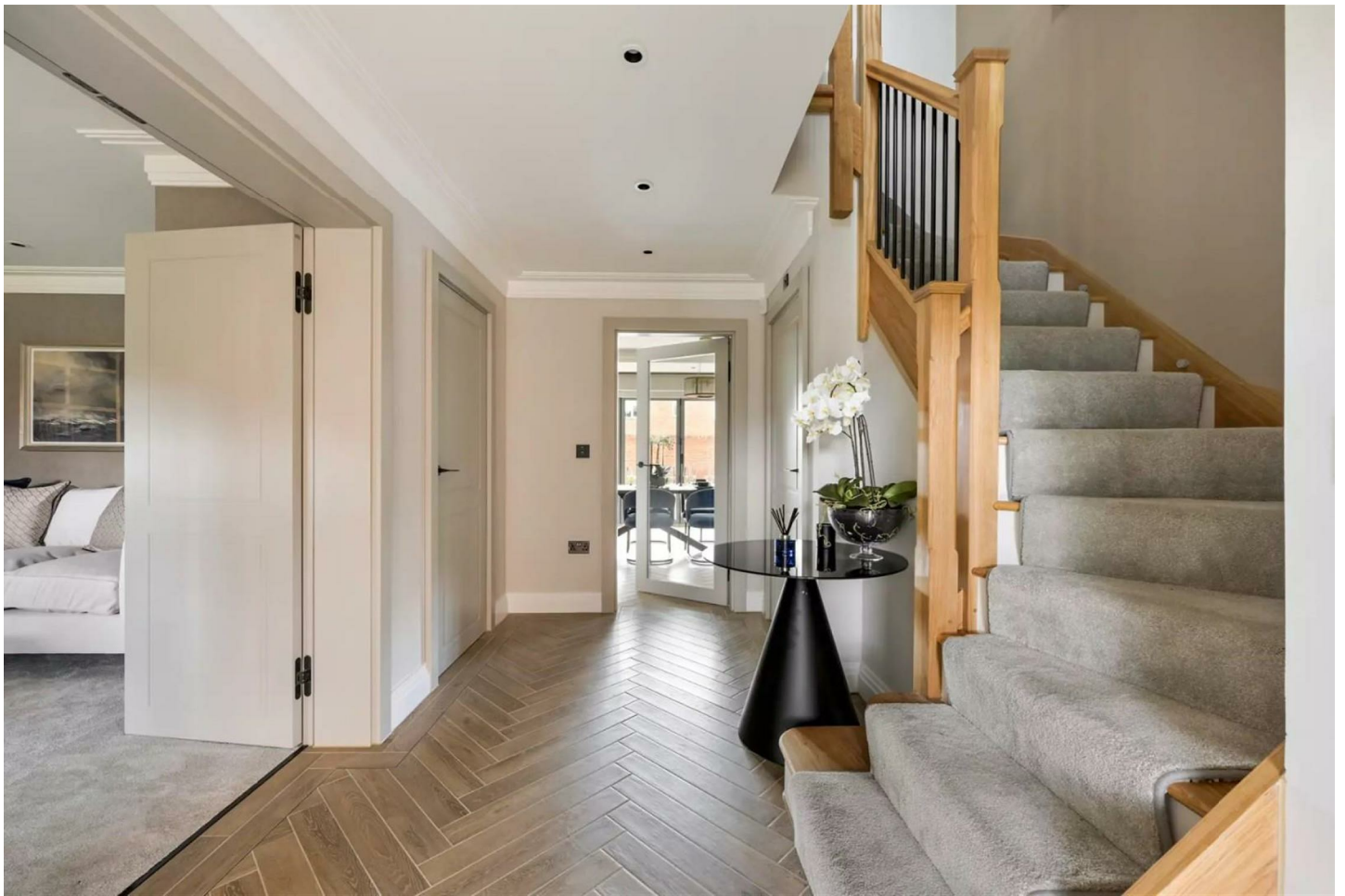
Spanning the rear of the house, the kitchen, dining and family room is the heart of the home with clearly defined areas for kicking back with a movie, family suppers and for creative cooking in the streamlined kitchen. Luxury integrated Miele appliances in matt black and a mQuvee wine cooler come as 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, a 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 in the private garden room bar and lounge, complete with drinks fridges and evening lighting.

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. While the principal bedroom and second bedroom enjoy private access to en suite bathrooms, bedrooms three and four share use of the family bathroom. All come fitted with Duravit and Kaldewei sanitaryware, matt-black fittings and porcelain wall and floor tiles in a range of high-end, luxurious finish which will stand the test of time.

Comment's from the builder:

"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 College 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.





Ground

Kitchen / Dining / Family 10705mm x 4015mm

Drawing Room 3440mm x 5650mm

Study 4015mm x 4055mm

Utility 2145mm x 1900mm

**Denotes the maximum measurement of room*



First

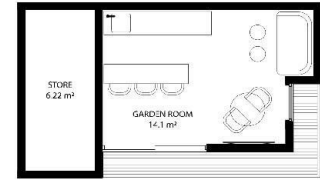
Bedroom 1 4325mm x 3125mm

Bedroom 2 4235mm x 3192mm

Bedroom 3 3545mm x 2770mm

Bedroom 4 3740mm x 2785mm

**Denotes the maximum measurement of room*



Garden Room

Garden Room 4857mm x 3236mm

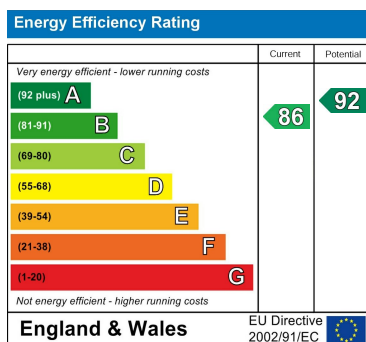
Store 1600mm x 3885mm

**Denotes the maximum measurement of room*

Council Tax Band

B

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.