



Newlands Road, Rottingdean, BN2

£1,500,000 - £1,600,000

**ASTON**  
**VAUGHAN**  
EXQUISITE

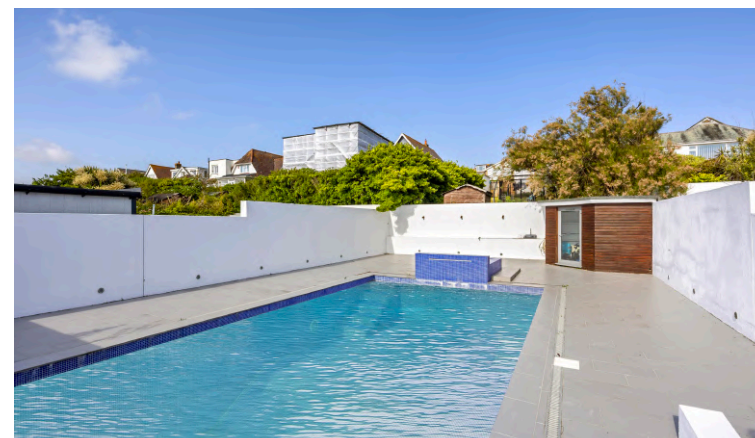
## INTRODUCING

# Newlands Road, BN2

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms  
5016 Sq Ft | Home Gym & Swimming Pool | Large Integral Garage

This impressive 5-bedroom detached house offers stunning sea views from its elevated position and is just 2 minutes from the beaches and Rottingdean High Street. It features an integral garage, ample free street parking, and a well-designed living/dining room with glass walls that open to a sunny garden with an upper-tier swimming pool overlooking the ocean. The high-end kitchen with a central island and bi-folding doors enhances al fresco living. The lower floor includes a secluded home office, storeroom, gym, and family room.

Two of the four double bedrooms on the first floor have balconies with views of the English Channel, and the top-floor principal bedroom has a spa-like en suite. Located near a nature reserve, schools, and a station with London service, this house offers a perfect balance of a healthy lifestyle, friendly community, and easy city access.





ASTON  
MUGGERIDGE

This uniquely luxurious 5000 ft<sup>2</sup> property, expertly extended and refurbished over four storeys, offers exceptional style and ease for everyday living. The thorough renovation includes new electrics, plumbing, double glazing, and underfloor heating, with every room wired for audio. The remote-controlled, lit garage is integrated into the main building. Striking lines, energy-efficient windows, and broad glass doors ensure uninterrupted light and coastal views, enhancing the home's exclusive coastal location.



ASTON VAUGHAN

ASTON VAUGHAN



ASTON  
VAUGHAN

### The entrance hall and living dining room:

The attention to detail includes porcelain floors with underfloor heating in the hallway, a large cupboard, and a hidden cloakroom. The stunning 42'1" x 22'4" lounge/dining room spans the building's depth and is perfect for entertaining. Four Velux windows fill the room with light, while sea views stream through the foldable front wall. At the back, bi-fold doors by the dining area (seating 12) open to a landscaped terrace with glimpses of the main garden.

### The kitchen:

The kitchen features a south-facing vaulted glass roof and bi-folding doors, seamlessly blending indoor and outdoor spaces. Evening ambient lighting makes it ideal for parties. Designed by a cook who loves company, the functional area is tucked behind a sociable island of snow white Corian with a raised glass bar, perfect for coffee or cocktails. The island includes a sink with a high-end hose tap and a Quooker hot water and filter tap. Gourmet-ready, it has double fan ovens, an induction hob with an Elica hood, a microwave with a warming tray, and an integrated coffee machine. There is also space for a tall wine cooler and an American-style fridge freezer, which the owners are open to discussing.

### The family room, gym and home office:

Balancing family time and work, the lower floor offers access via an internal staircase, garden, or garage. A spacious family room leads to a large gym (19'8" x 19'4") with a mirrored wall, sound system, and garden access for ventilation. A private, fully fitted home office with an adjoining storeroom is tucked away at the back.





### **The first floor bedrooms, luxury bathroom and guest suite:**

Upstairs, the guest suite offers stunning views of the rolling downland, Rottingdean's famous black windmill, and the sea. It includes fitted storage and a chic en suite shower room. The adjacent bedroom, a spacious 11'10" x 8'6" with fitted wardrobes, opens to a sunny balcony with a wonderful vista. At the back, two more peaceful bedrooms feature custom wardrobes and garden views. A central bathroom, with a high window for privacy, includes both a bath with a wand shower and a separate walk-in shower, along with sleek storage beneath the hand basin.

### **The principal bedroom suite:**

Serene and secluded, the principal bedroom suite spreads its wings across the whole of the top storey. A tranquil inner sanctum it is all that you could dream of with a discreet dressing area behind the bed, and soothing coastal vista. Next door, the spa like bathroom is big enough for both a bath with Led lighting set into its platform and the flawless finish includes twin handbasins beneath designer taps.

### **The garden and swimming pool:**

Outside, a paved terrace by the house has lighting and exotic planting by sculptural, broad stairs which sweep up to a walled garden which is large and level for play (a feature difficult to find on the South Downs). Excellent for entertaining there is a built in fireplace for late suppers, or for quiet catchups when pets, children or guests have retired for the night. At the very far end, steps rise to a private paradise with a changing room and Mediterranean influence as the fabulous, heated swimming pool has holiday views between rooftops to the sea.







## LOCATION GUIDE

The coastal village of Rottingdean, founded by Rota 1200 years ago and once home to Rudyard Kipling and pre-Raphaelite painter Burn Jones, is popular with families and professionals as it has good schools and plenty of local shops, cafes and restaurants to explore. For those who love the great outdoors, as well as the protected 628,2 square miles of the South Downs National Park and beaches on the doorstep, you can cycle along the pedestrian undercliff walk to the yacht club (and cinemas and waterfront restaurants) of Brighton Marina in 20 minutes. About a 15 minute drive to Brighton and Hove's international city centre bus routes – with bus lanes- along the coast and to the universities at Falmer are fast and frequent giving older children a degree of independence and with speedy access to both the A27 and A23, Gatwick and London become a possible commute.

## EDUCATION

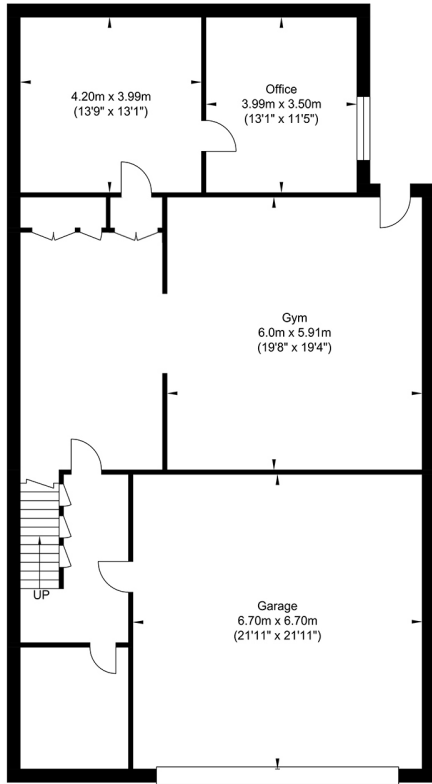
**Primary:** St Margaret's C of E, Our Lady of Lourdes RC

**Secondary:** Longhill

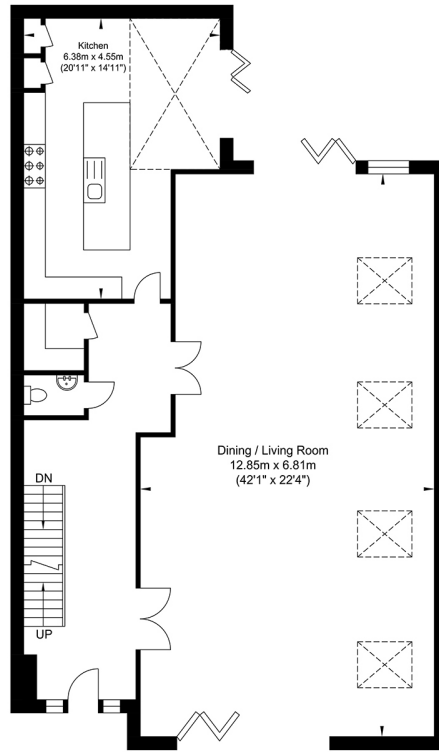
**Private:** Roedean, Brighton College, Brighton Waldorf, The Old Grammar School Lewes, Bede's



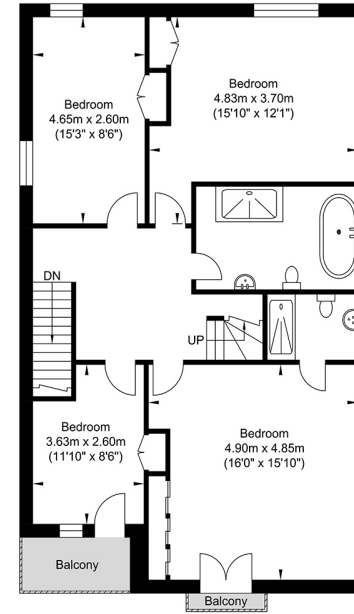




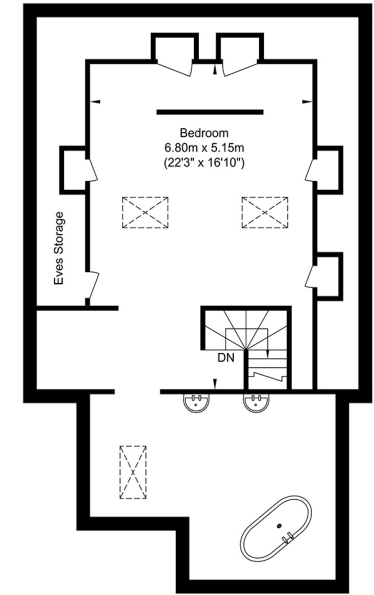
Lower Ground Floor  
Approximate Floor Area  
1646.34 sq ft  
(152.95 sq m)



Ground Floor  
Approximate Floor Area  
1458.29 sq ft  
(135.48 sq m)



First Floor  
Approximate Floor Area  
1000.93 sq ft  
(92.99 sq m)



Second Floor  
Approximate Floor Area  
911.05 sq ft  
(84.64 sq m)



Approximate Gross Internal Area = 466.06 sq m / 5016.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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