



Roedean Road, Brighton, BN2

£4,000,000

**ASTON**  
**VAUGHAN**  
EXQUISITE

## INTRODUCING

# Roedean Road, Brighton, BN2

6 Bedrooms | 7 Bathrooms | 2-3 Reception Rooms  
9605 Sq Ft | Gated driveway & Garage for multiple cars

Raising the bar for luxury coastal homes this spectacular 6 bed, 7 bath house fuses Art Deco style and uninterrupted sea views from south facing terraces on every floor and a garden with a hot tub and swimming pool. There is a private, secure garden for pets and children, a double garage and gated off street parking and this detached property comes with a lift, a Michael Mancini wine tasting room, a cinema and a gym where the changing room has a steam room. 10-15 mins drive from The Royal Pavilion and famous Lanes, the Amex Stadium and Brighton Station's direct trains to Gatwick and London, its exclusive cliff top location has local amenities and a choice of good schools including Roedean and Brighton College.

Inside, four magnificent storeys deliver an astonishing 892.35m<sup>2</sup> (9605.17 sq. ft.) of beautiful rooms. The spacious living room and library sweep out to a broad sun terrace as well as into a fabulous kitchen diner where Poggenpohl units house top of the range Gaggenau appliances and doors at each end bring the outside in. All of the quiet, first floor double bedrooms are en-suite with a dressing room or bespoke wardrobes and at the top of the house, a fantasy principle suite with two dressing rooms, designer bathroom -and spacious twin offices- enjoys the sea. Opposite a golf course and close to East Brighton Park which leads to the South Downs National Park this prime location attracts professionals and families seeking privacy, fresh air and a healthy lifestyle with swift access into or out of the city centre.

- Luxury Art Deco style 6 bed house 2013
- Stunning coastal location
- South balconies with views
- Garden with pool & hot tub
- 2nd private family garden
- Wine tasting room
- Gym, steam room, cinema
- Double garage, secure off-street parking
- 10 mins drive to Royal Pavilion & Lanes





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## Introduction

A glamorous reimagining of the classic Art Nouveau with glass walls to bring the light and sea views into the heart of the home, completed in 2013 this stunning detached house has an exacting finish with designer 21st century fittings, which includes an internal lift.



## The Family Entrance and Ground Floor Entrance

Coming in as the family do from the double garage, there's a store, a luggage drop and a laundry room for an easy transition, and the lift takes you up to the rest of the house. We will return to explore the rest of this level a little later on...

Guests, however, sweep through the electronic gate to a hard standing where dynamic landscaping leads to double walnut front doors. Inside, a vaulted atrium frames the unique coastal views, sheltered from the intense sunshine by double smoked glass doors ahead. A custom made chandelier of 900 Swarovski crystals, which could remain, cascades through a walnut and glass staircase, heated Italian marble tiles are underfoot, and the lift serving all four levels and a guest cloakroom with Deco curves are tucked away.





### The Living Dining Room and Library:

Designed for a luxury lifestyle and for friends and family to enjoy, the sculptural living space embraces the sunshine, opens to the sun terrace and garden, and flows around to the warmth of a central gas fireplace in a library with shelving by Mancini. Walnut flooring ensures a seamless in/out flow and simple but stylish decoration keeps the focus on the spectacular views which sweep over the Marina to open water.

### The Kitchen Diner:

The kitchen dining room is designed to cater for large numbers. The south wall folds away to bring in the garden and the sea whilst French glazed doors at the other end of the room open to a walled kitchen garden, child and pup secure, and large enough for a table and chairs. A glass pocket door connects to the living room and with top of the range Gaggenhau fittings, this Poggenpohl kitchen designed to please. Tucked away from the dining area and in/out flow by a sociable Corian breakfast bar, it flows around a central island with power, a double sink, Quooker tap and dishwasher. There is a drinks fridge, tall fridge and ice dispensing freezer close to the dining area and both a steam and fan oven have warming trays. An electric hob, gas hob, hot plate and electric griddle are beneath two hoods.

### The Private Ground Floor:

Perfect for socialising or just for family time, on the ground floor a wine tasting room created by Michael Mancini is encased in glass to maintain the ambient temperature. There's a bar by broad doors to the lit steps to the pool room, pool and outside shower, and a large media area has a contemporary gas fed fire in the marble lined wall.

A mirrored gym has plenty of floorspace for equipment and off it, a changing room has a large walk in shower and a steam room which can seat 12 people. On a practical note, there is also a guest cloakroom and a walk in larder with power for a fridge off the lobby at the foot of the stairs to the ground floor.





### The Garden:

You can follow the sun from dawn to dusk from this fabulous garden, designed with a balance of tranquillity, scent and easy socialising. Just a few minutes from the city centre with glorious coastal views a terrace runs along the whole of the back of the house. To one side there's a breakfast deck by the kitchen which overlooks the hot tub whilst a paved, lit terrace broadens for dining by the heated pool (which has an automated cover for winter). There are also steps down to a leafy garden with a lawn and seating area with a mosaic compass underfoot where you can breathe in the peace surrounded by planting for all year interest.

### Five Family En-Suite Bedrooms:

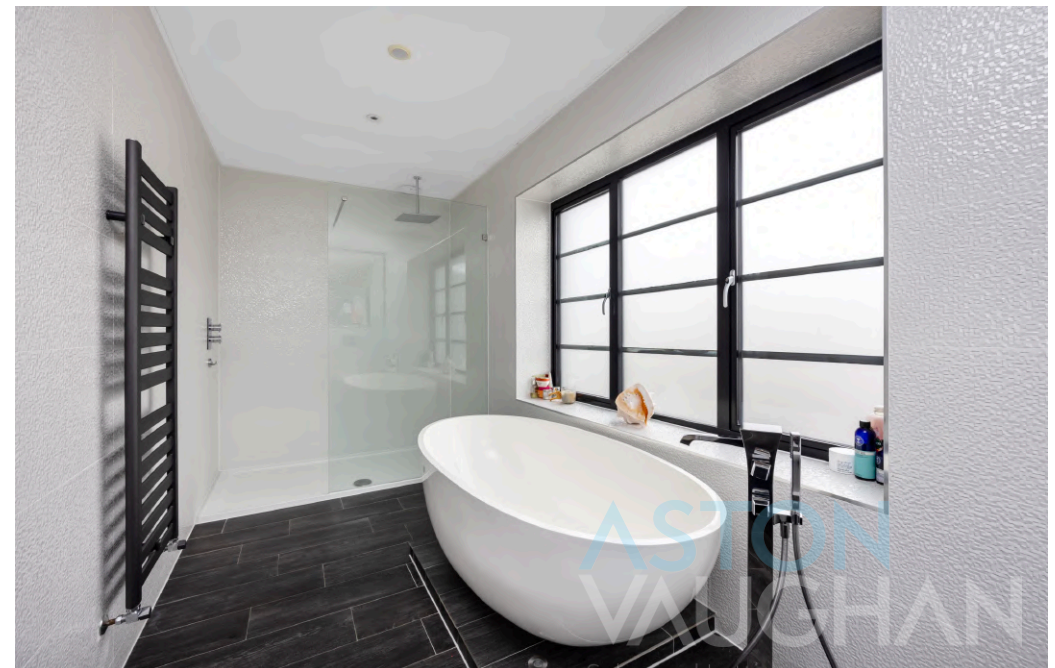
On the first floor and inclusive for all of the family with lift access, all five spacious bedrooms have en-suite bathrooms designed by the prestigious C.P. Hart, and have custom made wardrobes or walk in closets.

On the prime southwest corner, the guest suite enjoys sea views and access to the south balcony which runs along the back of the house and has a dressing room as well as a bathroom large enough for both a freestanding bathtub and a separate shower.

Of the other four bedrooms on this level, three step out to the balcony and the picture perfect vista, whilst the quiet fourth double room at the back is ideal for an au-pair as it doesn't share a wall with the others as there's a closet and bathroom between.

### The Principal Floor:

Both the sunshine and the sea stream through the second floor, where all 141.80m<sup>2</sup> (1526.32 sq. ft.) form a private principal suite dedicated to comfort and privacy. At its heart, the principal bedroom opens to the large, sea facing balcony to maximise the enjoyment of the unique cliff top setting – a view you can enjoy even in bed. Two dressing rooms deliver ample organised storage, and the designed en suite has both a freestanding bath and separate shower in wet room style. Discreet, twin offices each enjoy the sea and provide comfortable secluded places in which to work from home with door to the sunny balcony when work is done.







**Owner's secret:**

"In a restful setting, the views are different every day and are beautiful come rain or shine. We designed the house to enjoy with our friends and family and with 892.35m2 (9605.17 sq. ft.) we can entertain a large number of people without the neighbours hearing a thing – and if the children have their own guests in the basement, at the top we are private and quiet. The location's ideal for getting into- or out of- the city and friends can travel easily to us either by car or train. With level access from the front and a lift to each floor, the house welcomes those of any age or agility, and as we have a busy lifestyle, the house is a secure lock up and leave."



## LOCATION GUIDE

### Good to Know

Local shops: Local shops 3 mins, city centre about 10

Station: Brighton Station about 15 minutes

Parks / Beach: Sea & Marina 3 mins , Golf club & park to Downs 1 min

### Education

Primary: St Marks Primary, Our Lady of Lourdes

Secondary: Varndean High School, Dorothy Stringer

Sixth Form: Varndean 6th Form, MET, BIMM, BHASVIC

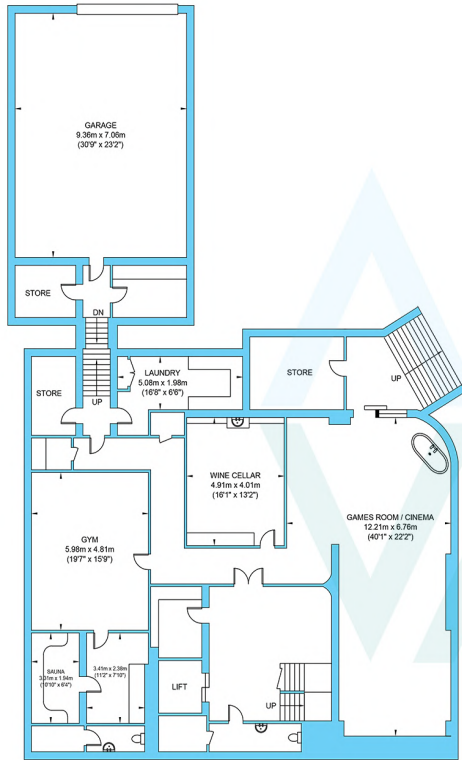
Private: Roedean, Brighton College, Brighton Waldorf, Brighton & Hove High

### Location Guide

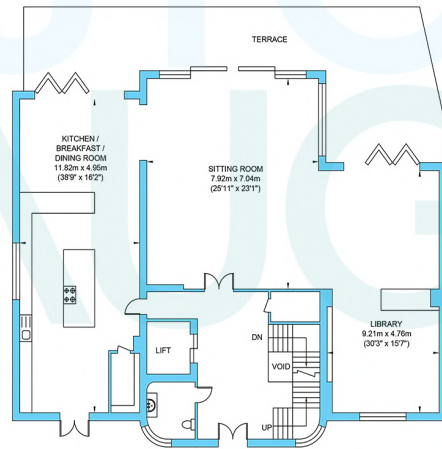
Close to the beach and Marina with its health club, cinemas, casino and waterfront restaurants, Brighton's Royal Pavilion and cultural heart of the city's is about 5-10 minutes by taxi. Brighton's station direct trains to Gatwick and London are easy to reach by car, cab or bus and there's a friendly local high street, too. Award winning schools, including Roedean, Brighton Waldorf and Brighton College are just minutes away. A choice of parks with playgrounds and sports facilities are nearby, a 72 par golf course and access to the Downs are easily accessed as is the coastal village of Rottingdean with its popular primary schools and characterful High Street.



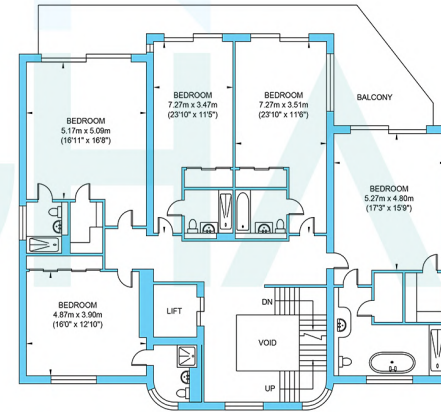
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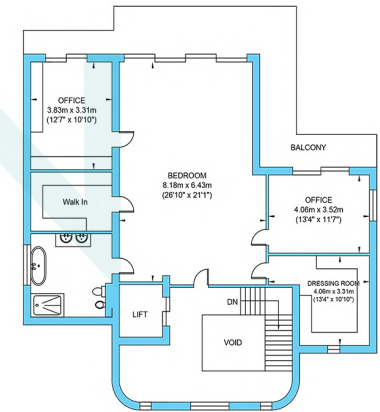
Ground Floor  
Approximate Floor Area  
3632.71 sq ft  
(337.49 sq m)



First Floor  
Approximate Floor Area  
2222.10 sq ft  
(206.44 sq m)



Second Floor  
Approximate Floor Area  
2224.03 sq ft  
(206.62 sq m)



Third Floor  
Approximate Floor Area  
1526.32 sq ft  
(141.80 sq m)



Approximate Gross Internal Area = 892.35 sq m / 9605.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.