



Cliff Road, Brighton, BN2

£1,100,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

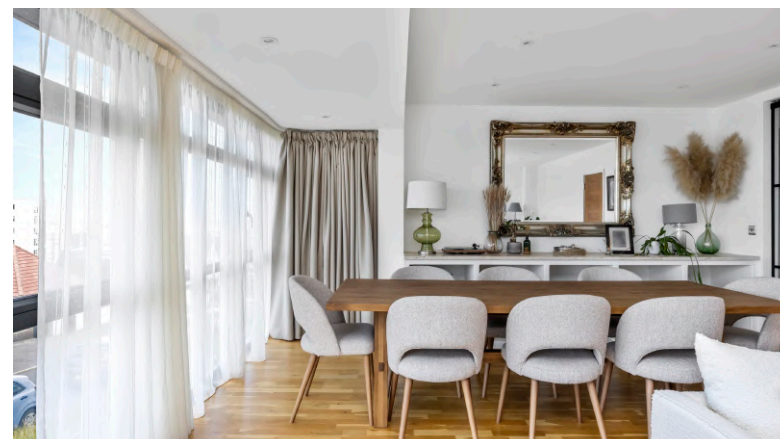
Cliff Road, Roedean, BN2

4-5 Bedrooms | 3 Bathrooms | 1-2 Reception Rooms
1818 Sq Ft | Private Rear Garden | Roedean
Off Street Parking For 2 Cars with Charging Points

In an exclusive, cliff top setting with views over the English Channel, this glamorous 4 bedroom semi-detached house with a home office/5th bed, large sunny garden and 2 off street parking spaces with car charging points is in the popular area of Roedean, just 10 minutes' drive from the city centre. There's a choice of excellent schools including Roedean, Brighton Waldorf and Brighton College within a 6 minute radius, Brighton Station with direct trains to Gatwick and London is a 10-15 minute drive, the Royal Pavilion and famous Lanes of the city are about 7-10 minutes by cab.

A private haven with glorious, open views at the front and back, this dream coastal home has a meticulous level of finish and skilled interior design with a commitment to detail and comfort. Set back from a quiet, no through street opposite a footpath to cliff walks, pitch and putt, a café and the coastal road this sculptural house enjoys both uninterrupted light and inspiring views.

Inside has three levels with a quiet, private area on the ground floor where 3 double bedrooms are all generous doubles, one with an en-suite and two with sea views whilst the spacious home office opens to the garden. At the heart of the home, the first floor has a sophisticated kitchen breakfast room with views to open countryside, access to the garden and a separate utility area, and it is also connected to the glamorous living dining room with picture perfect sea views to the south and underfloor heating for extra comfort. At the top, the principal bedroom is completely private beneath Velux windows and is complimented by a walk in closet and en-suite shower room.





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The Entrance and Reception:

Inside, there is a discreet balance between dynamic architectural features and family practicality which starts in the impressive, triple height atrium. Full of sunlight, the stunning living dining room is perfect for family time as well as for entertaining with plenty of space for sofas and a dining table by the south wall of windows which frame astonishing views over the Marina and the sea. Wood flooring, with underfloor heating ensuring comfort throughout the year, is underfoot and handmade shelving is topped by Travertine stone. Although there is access from the lobby, there are also Crittall style doors which lead through to the streamlined kitchen breakfast room.





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The Kitchen Breakfast Room, Utility and Garden:

Dynamic design delivers a stylish kitchen breakfast room where a sociable central island of Quartz enjoys panoramic views up towards the Downs at the rear and has a gas hob beneath a hood, a wine cooler, and a refuse/recycling drawer. Lining two walls, streamlined units have discreet copper detail which gleams in ambient lighting. Underfloor heating ensures comfort as you cook and dine. A Neff micro/combi plus a fan oven are at eye level and a tall fridge, a tall freezer, and a dishwasher are all integrated for you. What's more, there is planning permission to create a balcony off the kitchen to make the most of the far-reaching Downland views.

Beyond a 2nd set of Crittall French doors, a panelled lobby leads to the utility room (where the sink even has a hose tap for the dog) as well as steps down into a low maintenance garden with rear access to the parking and a footpath to East Brighton Park and protected Downland.

Outside, the spacious garden is an oasis of calm for you to make your own. Child and pet secure behind fences, it is both private and quiet with space for ball games on a level lawn – a feature hard to find on the rolling countryside of the South Downs. Open to the east and west there's always a spot to sit in the sun, it is lit for evenings and there's both a large store for bikes and boards, and a gate to the paved off street parking spaces, one at the front and the other at the back.

The Ground Floor:

Stepping down onto the quiet ground floor there is ample space in the hallway with light pouring in from the entrance atrium. Two bedrooms face south at the front (one with a luxurious shower room en suite) and organised custom-made storage. Whilst private at the back, the third generous bedroom is a delight to return to, ideal for an au pair but currently used as a lounge for the children when they have friends over. Finally, the light and airy home office is a secluded place in which to work, but close to young children so you don't need to worry, and it opens to the garden.





The Principal Suite:

The principal bedroom is a splendid double stretching majestically across the entire top storey. Big Velux in both high rooflines frame the sky by day and stars by night. A serene sanctuary with restful décor, discreet under eave storage and a large walk in closet beneath a Velux, it also comes with a fabulous en-suite shower room where touches of luxury include a drench head shower, a lit mirror and a shaving point. The owners also have planning permission to create a balcony area where the south facing velux is - this would have stunning views across greenery and rooftops to the sea.

Vendor's Comments:

"In a beautiful setting with changing views, this stylish and practical house is great for entertaining and family life. The children have their own floor, while we enjoy quiet privacy at the top. The house stays warm with efficient energy management. It's close to schools, parks, shops, and the beach, with easy access to the city. Friends can visit easily by car or train, and the house and parking are secure for when we're away."





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LOCATION GUIDE

Good to Know

Local shops are 2 minutes away
Brighton mainline station is 15-20 minutes by bus
The seafront is just 2 minutes away, and East Brighton Park is a 5 minute walk

Education

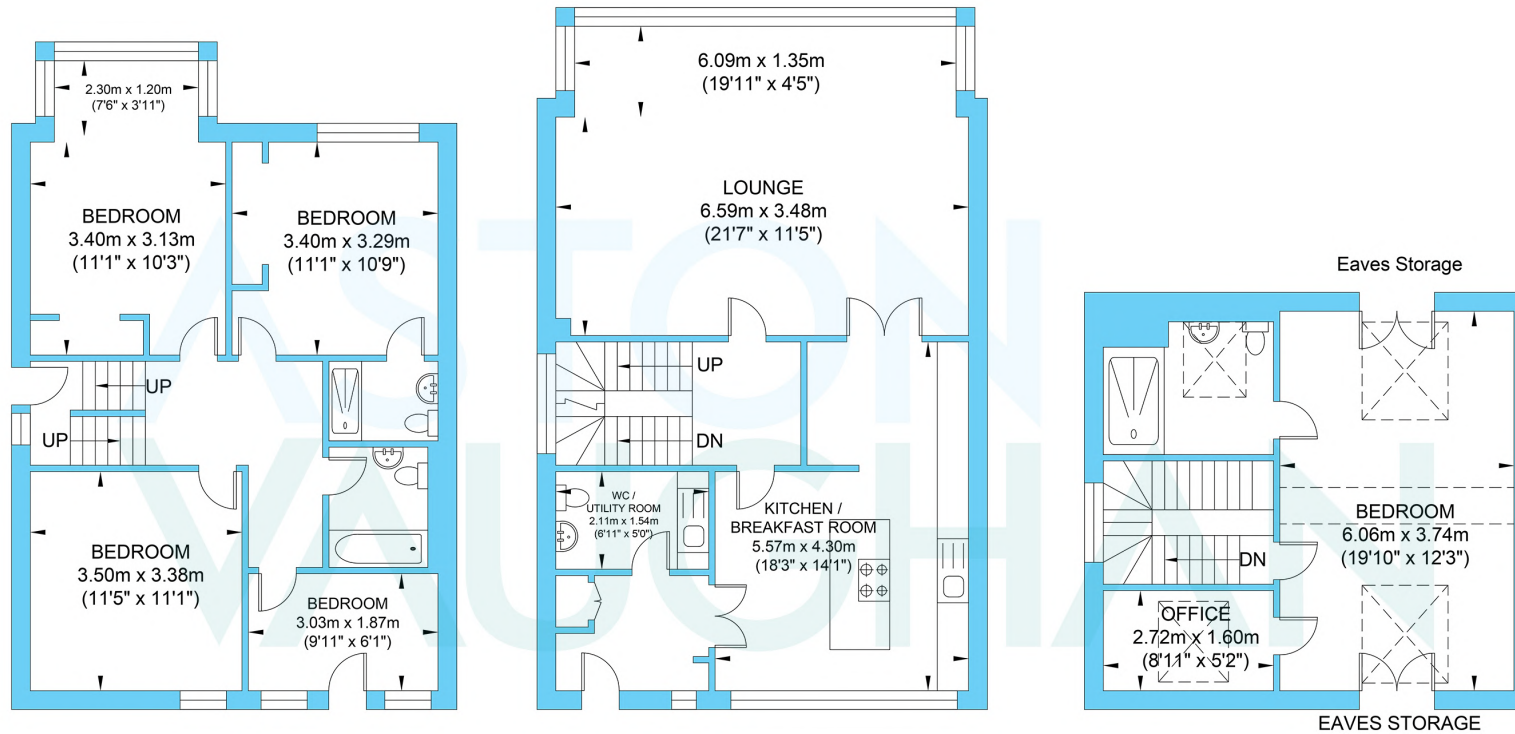
Primary: St Mark's Primary, Our Lady of Lourdes
Secondary: Vardean, Dorothy Stringer
Sixth Form: BHASVIC, City College
Private: Roedean, Brighton College, Brighton Girls, Lewes Old Grammar School, Lancing, Bede's

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.



Cliff Road



Ground Floor
Approximate Floor Area
646.04 sq ft
(60.02 sq m)

First Floor
Approximate Floor Area
744.75 sq ft
(69.19 sq m)

Second Floor
Approximate Floor Area
427.86 sq ft
(39.75 sq m)

Approximate Gross Internal Area = 168.96 sq m / 1818.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.