



Newlands Road, Rottingdean, BN2

**Asking Price £900,000**

**ASTON**  
**VAUGHAN**  
EXQUISITE

## INTRODUCING

# Newlands Road, Rottingdean, BN2

3 Bedrooms | 2 Living Rooms | Huge Rear Garden | Off Street Parking  
2,239 sq ft | Massive Potential for Improvement with Planning Permission

Embracing spectacular views over rolling Downland, the black mill of Rottingdean and a glimpse of the sea, this spacious 3 bed detached house with a large garden and a garage has a generous 134.24m<sup>2</sup> (1444.94 sq. ft.) of sun- filled rooms as it is, but also has planning to extend out and up to become a stunning, 5 bed coastal dream where even the swimming pool will have sea views. 2 mins from the beaches and picturesque High Street of Rottingdean and just 10 from Brighton, it's location is hard to beat and time is on your side for you to choose the way forward as inside, an elegant living dining room spans the depth of the building with a welcoming fire and the central, streamlined kitchen leads to a vaulted conservatory and the garden. Upstairs, all three bedrooms are peaceful, generous doubles and the family bathroom has a contemporary finish.

2 minutes from a nature reserve, 4 from a choice of popular primaries with a secondary school within a 6 minute drive and approx.15-20 from the station serving London at Lewes, Rottingdean is surrounded by the South Downs National Park and with a vibrant community it attracts professionals and families wanting a balance between a healthy lifestyle, friendly neighbours and quiet nights but a swift commute to the bright lights of the city and the airports.





### The Current Layout:

Set privately up and back from the road with a garage beneath the property and double glazing already in place, at the top of steps which rise past a garden a practical porch has room for coats and bags. The oak front door opens to a bright hallway with original parquet underfoot and a w.c. tucked away.

### The Ground Floor

Ahead, the living dining room spans the building from east to west with a broad bay to frame the picture perfect view, a wall of glass sliding across to a paved dining terrace and an welcoming coal effect fire in a contemporary marble surround.

At the heart of the home, the kitchen is bright and cheerful with a practical layout and family friendly surfaces, and integrated appliances include an integrated gas hob and grill/ combi and fan ovens, a fridge and freezer as well as a dishwasher and washing machine and it leads to the vaulted conservatory for an easy social flow. Sunny and spacious, the conservatory is a versatile space large enough to be a breakfast room, playroom or even a place from which to work from home, and it connects to the garden.



## The Garden

A paved terrace for al fresco dining is by the house and level with it. Stairs ascend to the second tier where a large, sunny lawn is made private by mature shrubs and trees. Tucked away at the far end, a secret third tier hidden by exotic planting has fruit and vegetable patches to deliver fresh produce to the table, and there is space for a shed.

## The First Floor

Upstairs, the first of the double bedrooms is private and peaceful, looking over the garden. Also looking over the garden, you are spoilt for choice of a principal as this restful room shimmers in Laura Ashley paper and has plentiful built in storage. At the front of the house with a vast window to ensure you can enjoy the roll of the countryside and sparkle of the sea even from bed, the third double bedroom is a restful refuge with ample wardrobes to fill. Next door, the family bathroom is light and airy with a shower over the bath, a warming rail for towels and a contemporary finish.



## Planning Consent For:

### The Ground Floor

Outside, the house to be rendered with new ppc aluminium windows and 4 Juliette balconies from the bedrooms, 2 at the front and 2 at the back, to blend with no.16A and three Juliette balconies. The driveway widened and the garage/workshop extended with internal stairs to the house.

A new porch and what was the kitchen will become a boot room/utility and a w.c. at the top of the stairs to the garage. The lounge dining room, with stunning views from the front, will extend into a fabulous kitchen/family/breakfast room which will span the full width of the house with floor to ceiling bi-folding doors opening to a sun terrace – and you can choose your layout and level of finish!

### The Garden

New landscaping on the approach to the house. At the back, the garden will be remodelled where you can swim watching the sea in the high level swimming pool.



## The First Floor

At the front of the house and sweeping open to a Juliette balcony for a special coastal view you can enjoy even from the bed, the generous guest bedroom is a restful retreat at the end of the day and comes with a chic dressing room and en-suite shower room. Central to this level, the landing is large enough for a study area to share and opposite the spacious bathroom is a blank canvas for you- and don't forget that this fabulous home could have underfloor heat anywhere you like. Quiet and comfortable at the back of the house with garden views, two more generous family bedrooms each have Juliette balconies overlooking the garden.

## Two Bedroom Suites on the Top Floor

Both of these two private eyries would have open views – one with a Juliette balcony opening to the unique countryside/coastal setting, the other over the garden to a holiday view over the gardens to the pool. Each have a spacious en-suite bathroom and both have a spacious dressing room....





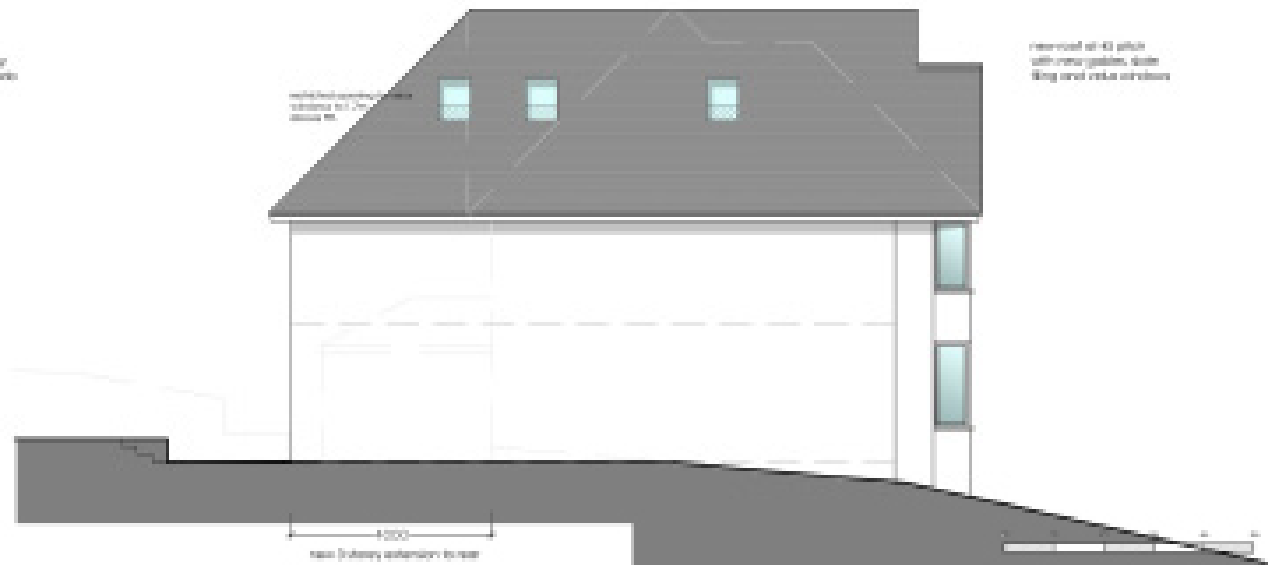
front elevation



side elevation



rear elevation



side elevation

proposed elevations

Notes about construction drawings: all dimensions to be confirmed on site prior to any work being undertaken. all goods materials conforming to current building regulations/standards. COPIES of drawings are copyright and issue only to the addressee and/or their agent for their use only. No other reproduction without the written consent of the architect.

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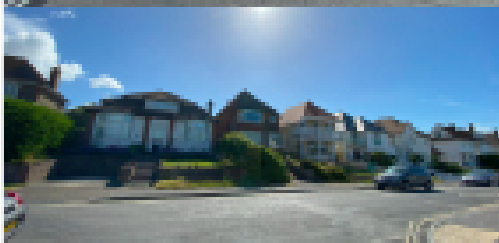
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### Vendor's comments

"In a beautiful setting, the views are different every day and are amazing whatever the weather. The house has been a very happy home, perfect to enjoy with friends and family with large, light rooms to entertain in and the bedrooms are all very quiet and private. There is subtle energy management so the house is warm and welcoming in winter and it is wonderful to return to parking, but the new plans for the house for the next generation are very exciting! Rottingdean is such a lovely place to live with quiet beaches and rockpools to explore, the local schools are good and the High Street has plenty of shops and restaurants to choose from. The location is ideal for getting into or out of the city and friends can reach us by bus, car or train. If you have a busy lifestyle, the house is a secure lock up and leave."



**Image of re-constructed row 14 with additional driveway (overlapping rear driveway),  
re-constructed condition - new garden in place of existing steps to front driveway and new driveway to side elevation**

## LOCATION GUIDE

### Good to Know

Rottingdean High Street - 3 min walk down the new path alongside the new park

Brighton mainline station - 26 minutes by bus

Rottingdean beach – 5 min walk

Beacon Hill Nature Reserve and the Windmill – 10 min walk

### Education

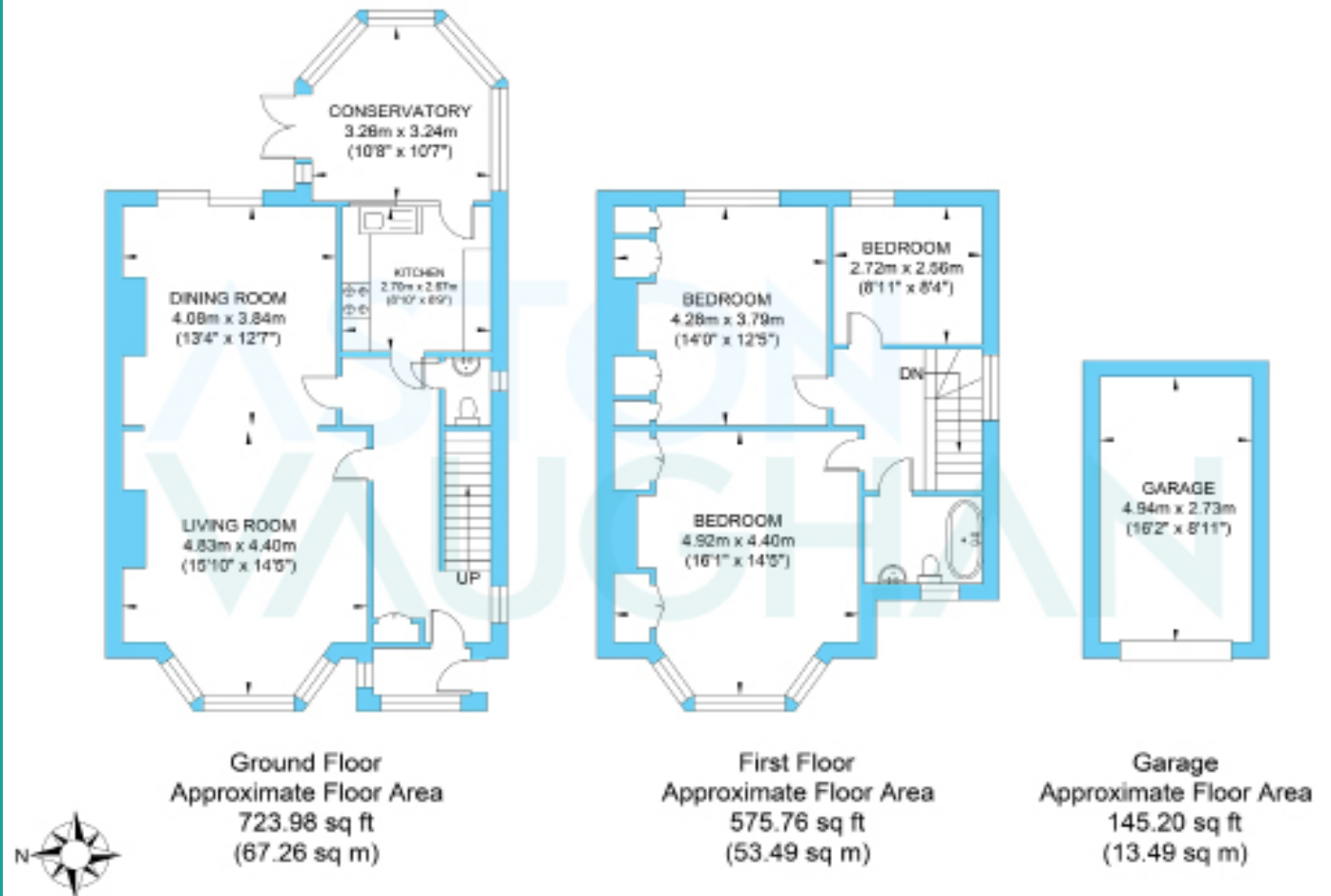
St Margaret's C of E Primary, Our Lady of Lourdes RC Longhill High School

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

### Location Guide

Once home to Rudyard Kipling and Pre-Raphaelite painter Burn Jones, the coastal village of Rottingdean is sought after by families and professionals as its schools are good and there's plenty of local shops, cafes and restaurants to explore. Surrounded by the South Downs National Park with a local Nature Reserve and beaches on the doorstep, you can cycle along the undercliff walk to the waterfront restaurants, cinemas and health club of Brighton Marina in about 20 minutes. Approx 15-20 minute drive to Brighton and Hove's centre there are also bus routes – with bus lanes- along the coast and to the universities at Falmer, and with easy access to both the A27 and A23, Lewes, Gatwick and London are a possible commute.

# Newlands Road



Ground Floor  
Approximate Floor Area  
723.98 sq ft  
(67.26 sq m)

First Floor  
Approximate Floor Area  
575.76 sq ft  
(53.49 sq m)

Garage  
Approximate Floor Area  
145.20 sq ft  
(13.49 sq m)

Approximate Gross Internal Area = 134.24 sq m / 1444.94 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.