



The Cliff, Roedean, BN2  
**Guide Price £4,500,000**

**ASTON**  
**VAUGHAN**  
EXQUISITE

## INTRODUCING

# The Cliff, Roedean, BN2

6 Bedrooms | 6.5 Bathrooms | 3 Reception Rooms |  
2 Kitchens | Two Garages | 6460sq ft |

Moments from the vibrant beaches and city lifestyle of Brighton & Hove, this contemporary six-bedroom house has all the essentials for luxurious seaside living. Its arrestingly modern profile emerges between the South Downs and the shore, standing in compelling contrast to its leafy surroundings. Full height glazing over three generous floors frames exquisite sea views and floods its calm interior spaces with an ethereal natural light.

Outside, the large south-facing terraced gardens includes an outdoor swimming pool and space for sunset lounging after long days at the beach. Rising through the floors, sun terraces and balconies are found on every level accessed from each room on the southerly elevation, creating a wonderful sense of flow during summer when entertaining.

All six bedrooms are substantial doubles; four of which have en suite bathrooms. All rooms throughout the property have the potential to be multifunctional as offices, gyms, music rooms or play spaces depending on need.

For families, both Roedean School and Brighton College (and Brighton College Prep.) are within easy walking distance, as is the Montessori school, and transport links are excellent with Brighton Station accessible in minutes by bike, bus or car. The South Downs National Park is also on your doorstep for dog walking and hiking, while Brighton's world-famous Marina is visible from the house for those requiring mooring for boats.

For somewhere so well-connected and central, this property is incredibly peaceful, offering luxurious living space for families and professionals looking to live in a superior home by the sea.





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### Exterior:

Characterised by individual, substantial homes sitting elevated on the hill looking out to sea, the coast road between Kemptown and Ovingdean has an air of exclusivity. This uniquely beautiful home holds prime position on the road with uninterrupted views over Brighton Marina. It feels private on approach set back from the road and slightly lower, with two driveways leading to both a double garage and a single garage for secure parking.

With symmetry in its design, the façade is triple gabled with glazing running down the central line to the portico, pillared front door. From inside, this creates a beautiful light which filters through the triple height stairwell and through the depth of the house – a stunning feature of this property. Outside, tropical palm trees soften the linear form of the house and a video intercom system allows access.

### The Garden:

As far as the eye can see land, the garden stretches back over four deep terraces with an Indian sandstone patio and steps close to the house for alfresco dining, stepping down to a large lawn where children can play in safety. From here, steps lead down to the heated swimming pool which is not overlooked in the slightest due to mature borders on both sides. Wildflowers and orchard trees can be found further down, alongside scented lavender, a potting shed and the plant room for the pool. Magical for children, the wild garden has a small copse of trees to hide-and-peek, then a path leads through the shrubs to hidden steps and a gate out towards the seafront road and Marina.





### Entrance Hall:

Stepping in through the front door, your line of sight takes you through the grand depth of the house where a wall of glazing frames views over the glorious garden to the sea. From the entrance vestibule, there is access from the double garage, a separate ground floor cloakroom, and to a kitchenette room leading through to the single garage. Solid stone floors lead on to the magnificent hallway where your line of sight takes you up through the triple height stairwell and past the bridge landing, but also through a wide door to the south where a sweeping staircase descends to the lower level.

### Ground Floor Reception Rooms & Study:

Sitting either side of the stairs to the lower level are two distinct reception rooms partitioned by a glass wall which can slide into a hidden pocket to open up the whole space. Spaces for all seasons, there are homely seating areas around the contemporary gas fire, then during summer, three sets of sliding doors open to reveal the sun terrace which becomes a beautiful extension of the home. Dove-grey carpet is soft underfoot and sun blinds dress the windows to filter sunlight in the height of the day. To the right, a study with bespoke bookshelves offers a versatile space for quiet reflection, for play or as a movie room snug with double doors to divide it from the main reception rooms.





### **Dining Room & Kitchen:**

Stepping down to the lower floor from the fanned staircase, you are greeted into the exceptional formal dining room where solid stone floors are cool underfoot. These unique floor tiles hold millenniums of treasures with fossilised ammonites to be discovered at every step. They run throughout the ground floor and into the kitchen where timeless Shaker cabinets provide a wealth of storage alongside a central island topped with granite, above a glass wall of back-lit bricks which set the atmosphere while entertaining at night. Every appliance is integrated for you and freestanding pieces can stay.

Completing this floor within the east and westerly wings are substantial storage rooms, pantries and a vast utility room with washing machine and dryer. A ground floor shower room is ideal post-swim, and a separate staircase rises from the kitchen to the double garage for bringing in the food shopping with ease.



### **First Floor Bedrooms & Bathrooms:**

From the first-floor galleried landing there are four en suite double bedrooms. Two facing south with sliding door access to the deep, full width balcony with glass balustrade to ensure uninterrupted views along the coast – a joy to wake up to each day. These rooms can be considered as principal rooms, both enjoying walk-in dressing rooms alongside beautifully appointed en suite bathrooms. A further two king size bedrooms can be found across the bridge on the tranquil street facing side, all decorated in restful hues of dove-grey and soft white to suit many styles of modern furnishing.







### Top Floor Apartment:

Forming the entire third floor, the annexed apartment may not be completely self-contained, but it offers a versatile living space to be used as guest accommodation, for long-term staying relatives or for the family au pair. There are two double bedrooms, both equally sized with vaulted ceilings, a huge amount of built-in eaves storage and far-reaching views across the local landscape. From the generous living and dining room, doors open to the upper balcony where the views only improve, taking your line of sight along the coast, where on a clear day you can see the Isle of Wight. A separate kitchen has everything you need in white streamlined cabinetry fitted with appliances, and the bathroom has timeless appeal with a shower over a white bath suite and a large Velux window through which you can star gaze, whiling away the hours in a bubble bath.



### Vendor's comments:

"This house has been in the family since it was built almost 20-years ago. We have all enjoyed the space in this time, making memories over family meals and Christmases, to summers spent in the garden and the pool. It is an amazing house for entertaining, but a house of this size is no longer needed – although it will be a huge wrench for us all to say goodbye. The light and views are simply exquisite – and the properties in this area are entirely unique within the city, enjoying these huge, sea facing gardens and views. We only hope the next family love the space as much as we have and spend many more years here."









## LOCATION GUIDE

Education:

Primary: St Margarets's CofE, Our Lady of Lourdes RC

Secondary: Longhill High, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, MET, Varndean Sixth Form

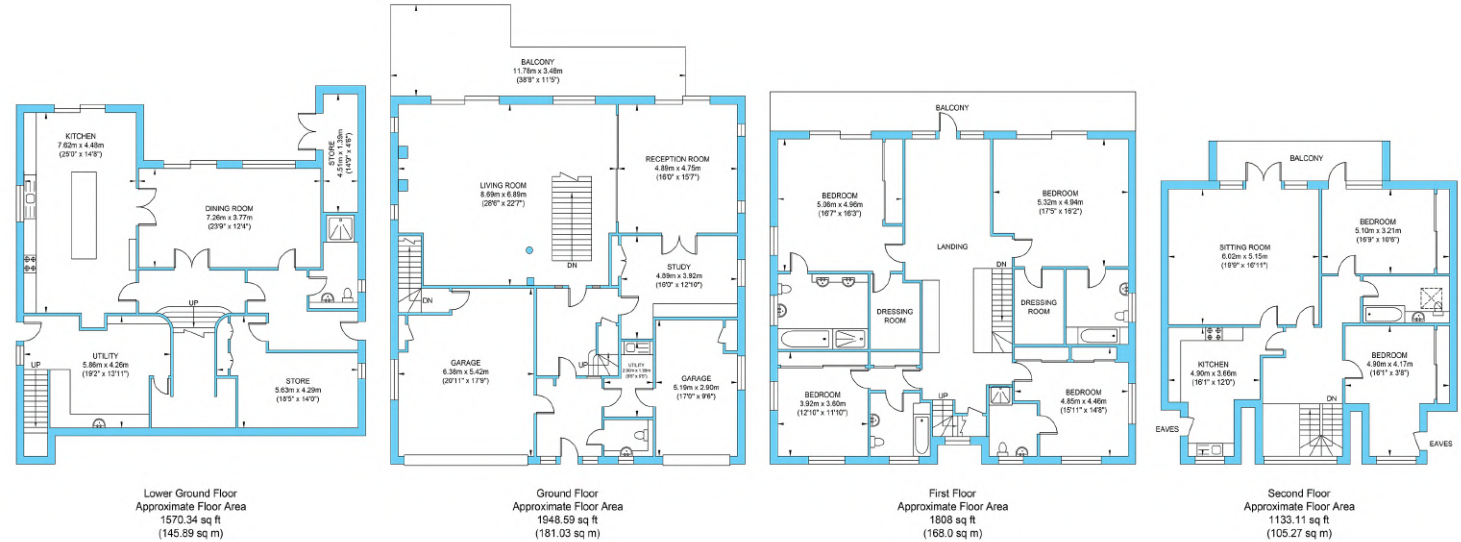
Private: Roedean School, Brighton College & Prep, Montessori School, Lancing College

This stunning property is just a stroll from the fashionable Kemp Town Village which hosts the hospital and highly acclaimed schools including the award-winning Brighton College. Brighton's famous Marina is a few minutes away with a myriad of restaurants to choose from as well as a cinema, a health club and a casino. The law courts and Amex Business Centre are also nearby, as are the Downs, East Brighton Park and 72 par golf course. It is also close to several bus routes serving the city centre, the coast and Brighton Station, with its fast links to Gatwick and London, and for those who need to commute by car, the A23 and A27 are both readily accessible.

Only slightly further afield are the colourful streets and bustling cafés of Brighton's North Laine, a 10-minute drive away, and the South Downs are quite literally on the doorstep for hikers, cyclists, horse riding and dog walks.

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## The Cliff



Approximate Gross Internal Area = 600.19 sq m / 6460.04 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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