



The Cliff, BN2
£1,250,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

The Cliff, BN2

6 Bedrooms | 3 Bathroom | 2 Receptions |
2551Sq Ft | Beautiful Edwardian Villa

Rare opportunity to buy a substantial Edwardian seaside villa of outstanding proportions. From the high-ceilinged entrance hall, with original checkerboard tiling, carved woodwork, and stained glass, to the high skirtings and classic Edwardian ceilings, this is the house that keeps giving. The hallway leads to two large, expansive reception rooms, both with fireplaces, one of which has French windows to the garden. A downstairs cloakroom at the end of hall, then, through to a modern kitchen styled with stainless steel and high cupboards, slate tiling, and onto the dining room with a second set of French windows to the garden.

The six bedrooms are spread over two floors, the first with Master plus en suite and dressing room, then three more bedrooms and a family bathroom. Stairs lead to the top floor which has two bedrooms, the first is a large dual aspect bedroom/studio with kitchenette facilities and the most amazing uninterrupted views of the South Downs, plus a modern shower room, and a front bedroom with views over the Marina and the English Channel right over Brighton Pier to Worthing. Sunsets worth missing Strictly for.

Approach & Entrance Hall - Driveway with off-road parking for one vehicle, raised beds to front, brick steps and pathway lead to sliding glazed front door which opens into: Magnificent panelled door, with original leaded glass opens into a large and airy hall with high ceilings, Edwardian styling of carved fretwork and checkerboard tiled floor lead into the house. High skirtings, original architraves and ceiling mouldings continue throughout the level ground floor.





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First Reception - 5.50m x 4.0m (18'0" x 13'1") - South facing, parallel to the sea, with a high, full-room width, bay window, that emphasises the sea view. A bright and airy room that, due to the elevation of the house, is above street level, and so feels quite private. Stripped floorboards, picture rail, ceiling mouldings, marble fireplace, the fireplace contains a gas mock wood burner, which may not be authentic, but it is very convenient, high skirting boards, period style radiators.

Toilet- Glazed sash window, modern WC with concealed cistern, wash basin with mixer tap, edwardian style tiled walls, and white tiled floor.

Second Reception - 4.60m x 3.60m (15'1" x 11'9") - often used for formal dining, an impressive space. French windows lead from this large room into the garden, giving a delightful flow. Fireplace with original veneered solid wood surround, stripped floorboards, recessed shelving, dado rail, picture rail.

Kitchen - 5.50m x 3.0m (18'0" x 9'10") -Fusing practicality with style the kitchen is spacious and well planned. Catering standard steel units, topped by easy wipe surfaces, edged in brushed steel. The gloss white wall units reach up to the high ceiling, doubling the storage space. Dual aspect tall windows, original, give this kitchen light and air. Dual fuel range oven with five-ring hob and extractor hood over, integrated microwave, space and plumbing for washing machine, and dishwasher, and space for American-style fridge/freezer. Stainless steel splashbacks, under-pelmet lighting and central pendant light fitting. Amazon slate tiled floor extends through to the

Dining Room - 4.40m x 2.80m (14'5" x 9'2") - The heart of the family, the dining room, Family dining at its most practical, comfortably seats eight hungry people. Full wall french windows open to the patio and garden.





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Master Bedroom 1 - 5.30m x 4.0m (17'4" x 13'1") - With glorious views of the sea. Full wall bay window allowing the light to flood into this welcoming room.

Dressing room - a real plus, plenty of clothes hanging, and storage space.

En-Suite Shower Room - Sash window to side, double walk-in shower with rainfall shower head and hand-held attachment on riser, vanity unit with inset sink, low-level WC, heated towel rail, slate tiled flooring and tiled walls.

Family Bathroom - Glazed sash window to side, fully tiled with modern suite of large panel-enclosed bath with rainfall shower head plus hand-held attachment on riser and glass shower screen, vanity unit with inset sink with stainless steel mixer tap, low-level WC and heated towel rail.

Bedroom 2 - 4.60m x 3.0m (15'1" x 9'10") - Opposite the family bathroom is the second large bedroom, with views through the large original sash windows over the rear garden and onto the South Downs, masses of inbuilt shelving.

Bedroom/Study 3 - 2.60m x 2.40m (8'6" x 7'10") - Sash window with views to rear garden and South Downs, radiator.

Bedroom - 4.20m x 2.80m (10'5" x 9'2") - Full-height double glazed window with views to rear garden and over the South Downs.

Top Floor:

Skylight floods the house with a bright warm glow

Bedroom 5 - 6.20m x 3.60m (20'4" x 11'9") - Dual aspect with one window overlooking the sea and the city all the way to Worthing, the other window shows the uninterrupted rolling hills of the South Downs. Built-in wardrobe storage, stripped pine floorboards, modern fitted white-front units with worktop including inset stainless steel sink with single drainer and mixer tap.

Bedroom 6 - 5.60m x 2.60m (18'4" x 8'6") - This front facing top floor bedroom has masses of built in wooden shelving and plenty of space for bedroom furniture and seating. The view from the window would distract anyone, simply stunning.

Bathroom - Fully tiled with Edwardian style tiles, double walk-in power shower with glass shower screen, wall-hung wash basin with mixer tap and low level WC. Chrome towel rail and small eaves storage cupboard.

Outbuilding/Workshop - 7.0m x 2.30m (22'11" x 7'6") - Power, lighting and door to rear garden.



LOCATION GUIDE

Good to Know

Local shops 3 mins, city centre 10-15

Brighton Station 15 mins

Sea 3 mins

County Hospital & Brighton College 5 mins

Amex Stadium/Lewes 10-15 mins

Golf Club & park to Downs 1 min

Education

St Marks Primary, Our Lady of Lourdes

Varndean High School, Dorothy Stringer

Varndean 6th Form, MET, BIMM, BHASVIC

Private Schools: Roedean, Brighton College, Brighton Waldorf, Brighton & Hove High, Bede's, Lancing with school buses

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.

The Cliff



Approximate Gross Internal Area = 237.02 sq m / 2551.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.