



Bazehill Road, BN2

**Asking Price £1,950,000**

**ASTON**  
**VAUGHAN**  
EXQUISITE



INTRODUCING

# Bazehill Road, BN2

5 Bedrooms | 3 Bathrooms | Expansive garden  
3669 Sq Ft | Stunning South Downs and Cricket Ground Views

Tenure: Freehold

A rare opportunity to own a spacious and beautifully designed 5-bedroom detached home in the sought-after village of Rottingdean, just 10 minutes from Brighton. This light-filled family home offers generous living space, an expansive garden, off-street parking, and an integral garage — all set against breathtaking views of rolling countryside and the local cricket ground.

The house is designed for modern living, with a thoughtful layout and high-quality finishes throughout. Downstairs, the inviting entrance hall opens to a spacious living room with a log-burning stove, a versatile family/music room, and a stunning open-plan kitchen-dining space with 6-metre-wide glass doors that perfectly frame the garden and South Downs beyond.







ASTON  
VAUGHAN











A separate utility room, home office, and a practical boot room with a guest WC complete the ground floor. The kitchen itself is a standout feature, with bespoke Arbor Lane cabinetry, Carrara quartz worktops and premium appliances, including Smeg ovens, a Gorenje hob, and a large central island perfect for cooking and socialising.









This image shows a bright, modern interior space, likely a hallway or a large room. On the left, there is a tall, grey storage unit or wardrobe with a wicker basket on top. A large window in the background provides a view of a green landscape. A white staircase with a black handrail and white balusters leads down from the right side of the frame. The walls are white, and the floor is covered in a light-colored carpet. A doorway on the right leads to a bathroom, which is visible through the opening. The overall atmosphere is clean and bright.









### Vendors' Comments:

"This has been a very happy family home for many years, watching the children grow. With so much space, we have never felt on top of one another and it's a fabulous home for entertaining – both inside and out. We love summers in the garden – or the walks on the Downs which is conveniently close. The schools are great and there is so much to enjoy within easy walking distance both Rottingdean Village and the sea"

Outside, the beautifully landscaped garden is perfect for outdoor living and entertaining. A large decked terrace overlooks the lawn and sits next to a charming brick-built summer house — a perfect spot for relaxing or creative use. Beyond a mature hedge, the 'secret garden' reveals a timber-built garden room, offering a peaceful retreat with wonderful views across the cricket ground. The mature planting, generous lawn, and scenic backdrop make this garden a true oasis of calm.





## LOCATION GUIDE

Primary: Woodingdean Primary, Rudyard Kipling Primary

Secondary: Longhill High School, Cardinal Newman RC

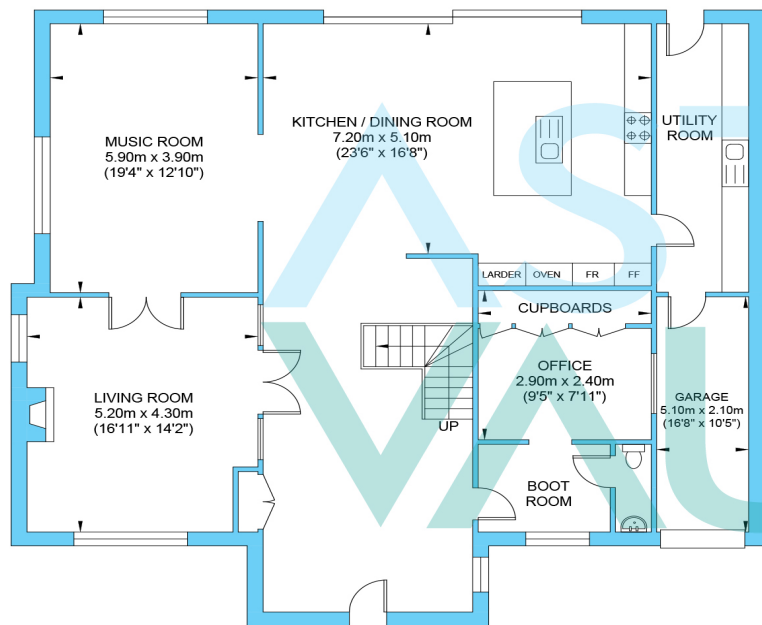
Private: Brighton College, Roedean

Rottingdean combines the charm of a coastal village with easy access to Brighton, Lewes, and Gatwick. The local High Street, excellent schools, and the beach are all within easy reach, making this an exceptional home in a prime location. Highly regarded independent schools, including Roedean School and Brighton College, are both within a 10-minute drive, making this an ideal choice for families. This is a home that offers space, privacy, and an exceptional lifestyle — perfect for families or those looking for a tranquil escape with all the benefits of city life close by.

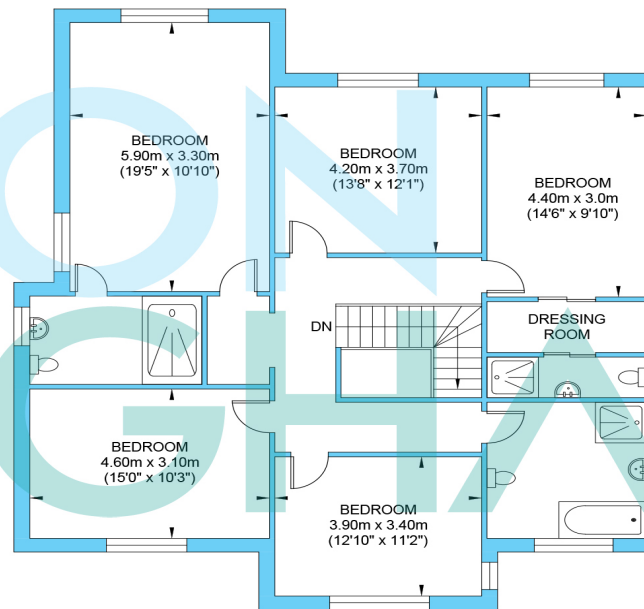




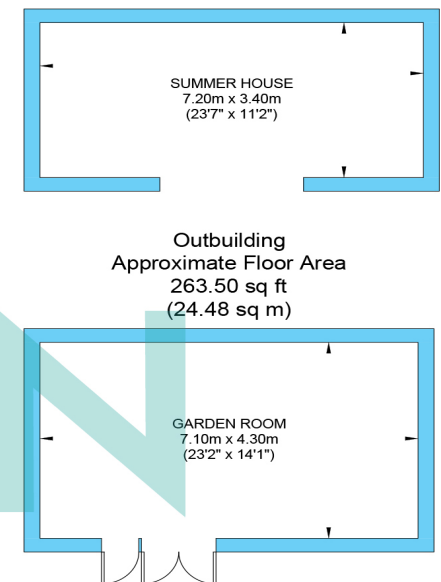
# Bazehill Road



Ground Floor  
Approximate Floor Area  
1672.71 sq ft  
(155.40 sq m)



First Floor  
Approximate Floor Area  
1402.43 sq ft  
(130.29 sq m)



Outbuilding  
Approximate Floor Area  
263.50 sq ft  
(24.48 sq m)

Outbuilding  
Approximate Floor Area  
328.62 sq ft  
(30.53 sq m)

Approximate Gross Internal (Including Garage & Excluding Outbuilding) Area = 285.69 sq m / 3075.14 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.