



The Kemp, Skylarks, Rottingdean, BN2
£1,850,000

ASTON
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Sales and Lettings

INTRODUCING

Skylarks, BN2

4 Bedroom | 4 Bathrooms | 2 Living Rooms

2399 Sq Ft | Rottingdean

Nestled into the South Downs at Rottingdean in East Sussex, the luxury development of Skylarks enjoys the tranquillity of the countryside, fresh sea air, and easy access to the city-life of Brighton & Hove just four miles along the coast.

Designed to blend in with their countryside surroundings, the houses of Skylarks are built using natural materials, echoing the historic buildings of Rottingdean Village, famed for its smuggler history and gracious windmill sitting atop the hill looking out to sea. Flint and brick facades, timber cladding and slate roofs could be from another era, yet these houses have been built to the highest contemporary specifications using cutting edge technologies, ready for the modern lifestyle.

- Detached luxury newly built home in the East Sussex countryside
- Newly built using the finest quality fittings and Smart Home technology
- Large forecourt and double garage
- Nestled into the South Downs
- 4-bedrooms – all en suite
- Large south-facing garden
- Easy access to Roedean and Brighton College Private Schools





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Kemp is an exquisite, detached home with four beautifully appointed en suite double bedrooms. The ground floor has been designed with entertaining in mind, offering flowing, open plan spaces, set to impress. Double fronted and gabled with white rendered walls off-set by black aluminium window frames and a slate tiled roof, the façade is striking, individual amongst its neighbours. Inside, the feel is contemporary, yet homely, using soft wood finishes and a warm neutral palette in each uniquely styled room bringing calm and cohesion throughout.

Parking is never an issue with both a forecourt and a double garage with an automated steel garage door, a quarry tiled floor and an electric car charging point – eco design all the way.

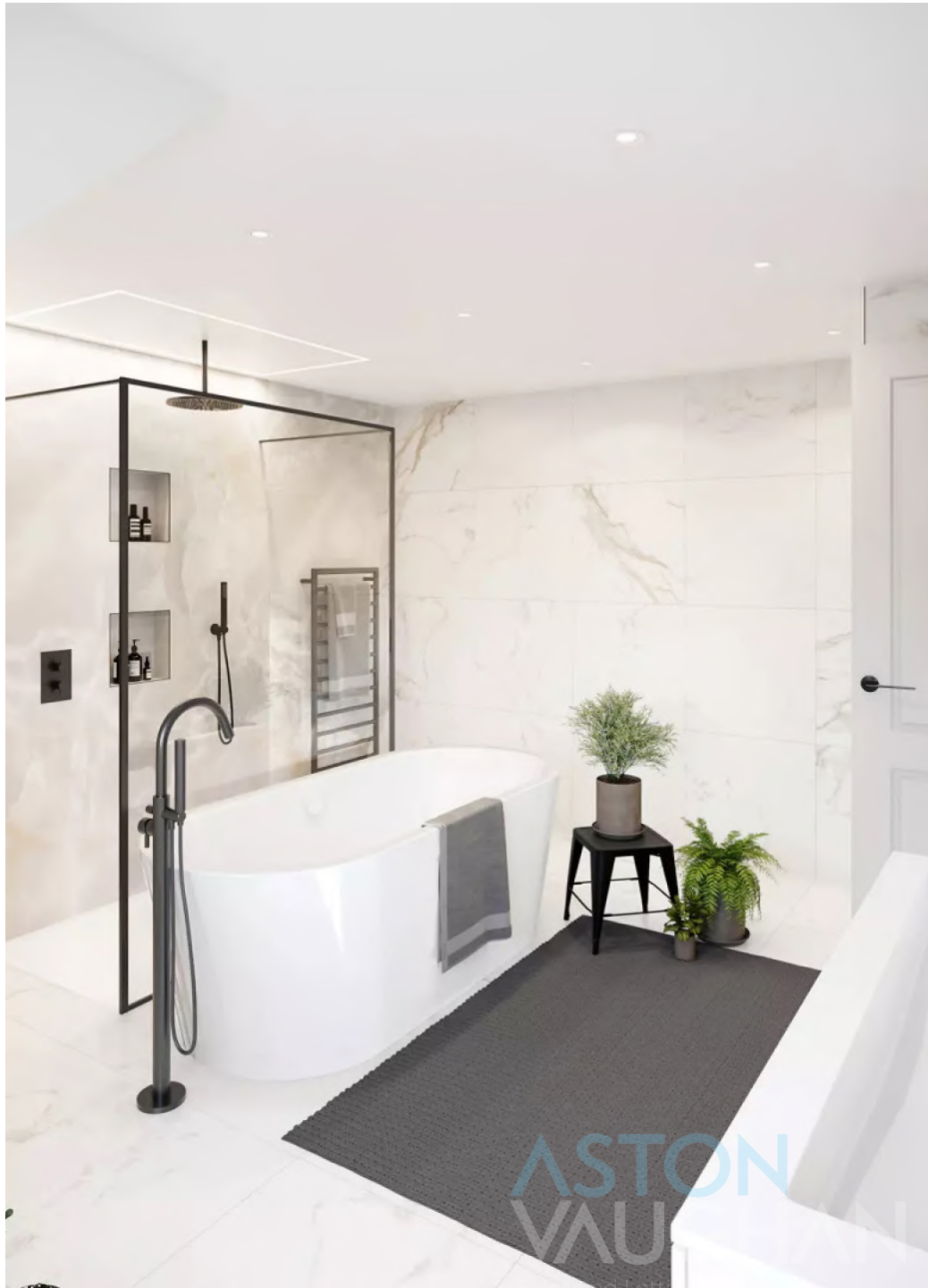
Stepping inside through the solid, engineered hardwood front door, you are welcomed into a beautiful entrance hall with wood effect tiled flooring, heated from below which runs seamlessly over thresholds to the glamorous kitchen and dining room ahead. A double door opening to the right reveals the sitting room, a place of sanctuary and comfort after a long day, while to the left is a generous study, or snug – depending on the family's needs. A wide bay window brings in plenty of natural light while the stone fireplace provides warmth and atmosphere to wintery evenings.

Spanning the rear of the house, the kitchen, dining and family room is the heart of the home with clearly defined areas for kicking back with a movie, family suppers and for creative cooking in the streamlined kitchen. Luxury integrated Miele appliances in matt black and a mQuvee wine cooler come as standard in these homes, alongside a Quooker hot water and chilled filter water tap. Slab doors in a combination of oak veneer and lacquer finishes, with integrated handles sit above and below composite stone worktops with waterfall side panels to the kitchen island. From here, a wall of bi-folding, aluminium doors open to reveal the Indian sandstone patio and landscaped garden which becomes a natural extension of the home during summer, where the party can continue well into the evening as the sun sets over the hill.

Returning into the house, the first-floor bedrooms are beautiful doubles with soft carpet underfoot and green and leafy views from each window. Smart technologies continue on this floor with the Control4 Smart Home system controlling Lutron lighting, window blind systems, audio, heating, and video doorbell via a room keypad – or from the comfort of your bed.

The epitome of luxury, the principal bedroom suite enjoys access to the spa-like bathroom with a contemporary freestanding bath alongside a wet room rainfall shower, while bedrooms two, three and four are also en suite. All bathrooms come fitted with Duravit and Kaldewei sanitaryware, matt-black fittings and porcelain wall and floor tiles in a range of high-end, luxurious finish which will stand the test of time.





Builder's comments:

"We take great care to understand the lifestyle aspirations of our community and create exceptional residences in prime areas. Our attention to every detail ensures we deliver beautiful homes that enrich your quality of life at home, work, school, and play. Brookworth Homes chooses development sites carefully to maximise transport links; proximity to vital local amenities; and a rich variety of sports, leisure, and recreational facilities. Each home comes with a Brookworth Homes two- year warranty in addition to the standard NHBC Build Warranty. We require all our contractors and subcontractors to adhere to the Consumer Code for Homebuilders to ensure quality at every stage of the build process."





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LOCATION GUIDE

On the edge of the South Downs National Park, Rottingdean is a prestigious village suburb just 10-minutes east from the City of Brighton & Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Rottingdean is sought after by professionals and families. There’s a local beach with sand and rock pools; a café and an active, friendly community centred around the local High Street, Pond and several desirable gastro pubs and eateries. Good schools are easy to reach by bus, cab or car - or you can walk or ride to them over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.

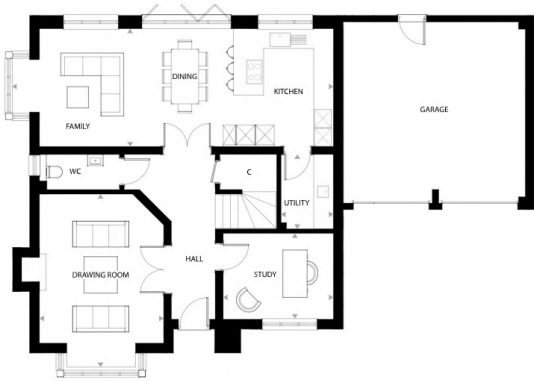
Good to Know

Shops: 10 minute walk to local shop, 12 minute cab ride to central Brighton - 28 mins by bus
Train Station: Brighton Station 13 min drive / 30 mins by bus
Seafront or Park: South Downs walks on the doorstep, Happy Valley Park 12 minutes walk and Rottingdean beach 30 mins walk / 7 mins by bus

Education

Primary: St Margaret’s, Rudyard Kipling, Woodingdean Primary
Secondary: Longhill High School, Cardinal Newman RC
Sixth Form: BHASVIC, East Sussex College
Private: Brighton College, Brighton Collage Prep, Roedean, Brighton Steiner

Floor plan



GROUND FLOOR FIRST FLOOR

Ground Floor

Kitchen / Dining / Family	10505mm x 3880mm
Drawing Room	4115mm x 5700mm
Study	3655mm x 2830mm
Utility	1750mm x 2450mm

**Denotes the maximum measurement of room*



GROUND FLOOR FIRST FLOOR

First Floor

Bedroom 1	4860mm x 4125mm
Bedroom 2	4075mm x 4120mm
Bedroom 3	4875mm x 2880mm
Bedroom 4	3485mm x 3670mm

**Denotes the maximum measurement of room*