



Roedean Road, Roedean

Asking price £4,000,000

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Property highlights

- Located in one of the most prestigious areas of Brighton & Hove
- Stunning views over Brighton Marina and out to sea
- Heated outdoor swimming pool and hot tub
- Accommodation spread over four floors, with lift access
- South-facing balconies on every floor
- Six bedrooms, each with an en-suite
- Poggenpohl kitchen with state-of-the-art Gaggenau fittings
- Gym, steam room, cinema, bar
- Bespoke wine-tasting room created by award-winning designer Michael Mancini
- Double garage and secure off-street parking with an electric car charging point



Enjoy almost 900 square metres of luxurious living in this coastal Art Deco-style home. Uninterrupted sea views, swimming pool, gym, wine tasting room – it has it all.

Property summary

This luxury coastal abode was built in 2013 and its design was influenced by the Art Deco style of the early twentieth century. Spanning almost 900 square metres across four floors, with lift access, it has an astonishing amount of space for the whole family to enjoy. It offers stunning uninterrupted sea views from balconies on every floor and an exquisite swimming pool in a private and easy-to-maintain garden. Six spacious bedrooms, each with custom-made en-suite bathrooms, occupy the first and second floors. The cool lower ground floor is dedicated to fun and games and has a custom-built wine-tasting room, bar, cinema room, gym, and steam room. A picture tells a thousand words, and these pictures could write a novel. They represent a home where stories are made.

Property deep dive

The ground floor

Electric gates sweep open to reveal this stunning Art Deco-style family home. Double walnut front doors unveil a grand entrance hall where a vaulted atrium housing a custom-made chandelier of 900 Swarovski crystals takes centre stage. A walnut and glass staircase wraps its way around the chandelier and a lift, serving all four floors, offers an alternative route. Heated Italian marble tiles are underfoot and continue through to other parts of the house. Tucked away is a gorgeous guest cloakroom, painted in ocean blue and showcasing the beautiful Art Deco curves of the house. Double doors usher you through to the sitting room where the view captures all attention.

Sitting room

Coastal views draw you into the expansive sitting room where smoked glass doors slide open to reveal the patio and swimming pool beyond. Walnut hardwood floors flow underfoot and contrast with the neutral colour palette used in the decor. Soft and elegant sheer curtains frame the large windows and blow gently in the breeze. This area provides a more formal sitting area, adjacent to the kitchen, and there's space for a grand piano if music is your calling.

Library/snug

Tucked around the corner, hidden behind an impressive room-dividing double-sided gas fireplace is the library/snug. With shelf-lined walls and built-in storage, it has space for a large L-shaped sofa and provides a comfortable place to relax, watch TV, or enjoy a book.

Kitchen/breakfast room/dining room

Spanning the length of the house is the modern Poggenpohl open-plan kitchen and dining room. Designed to host large numbers, the space flows around a large central island with a double sink, Quooker tap, and dishwasher. Sleek white gloss units hug the wall and integrated Gaggenau fittings elevate this state-of-the-art kitchen. An electric hob, gas hob, hot plate, and electric griddle sit beneath two hoods, and stacked steam and fan ovens are built into light grey cupboards. A drinks fridge, a tall fridge, and an ice dispensing freezer complete the set.

A Corian breakfast bar separates the kitchen from the dining area and the south wall folds away to extend the space into the rear garden. At the front of the house French glazed doors open up into a walled kitchen garden, which is large enough for a table and chairs, and offers a quiet space to enjoy a morning coffee.



The garden

Outside, a serene garden provides the perfect space to relax and spend time with loved ones. Against the backdrop of uninterrupted sea views, a patio with several tables and chairs for dining al-fresco wraps around the invitingly blue swimming pool (which has an automated cover for winter). Outside the kitchen, the breakfast deck overlooks the hot tub, and steps lead down into a serene garden with a lawn, seating area, and established plants. From this garden, you can relish the sun from dawn to dusk and witness awe-inspiring sunsets stretching across the horizon.

The first floor

The first floor is dedicated to five spacious bedrooms, each with its own bespoke en-suite (designed by the prestigious C.P. Hart) and custom-made wardrobes or walk-in closets. At the front of the house is one bedroom, which is currently being used as a nursery but could be perfect for a live-in au pair. The remaining four bedrooms are situated at the back of the house, each with smoked glass sliding doors that open onto balconies. The largest of the bedrooms is situated on the southwest corner and benefits from a dressing room as well as a bathroom large enough for a freestanding bath and separate rainfall shower.

The principal suite

Occupying the entire top floor, and appropriately tucked away from the rest of the property, is the principal suite. As soon as you step into the bedroom you are immediately drawn to the view, which can even be enjoyed from the bed. Sliding doors lead to a balcony that offers vistas you'd expect to see abroad.

Mirroring the symmetry associated with Art Deco properties, on either side of the bedroom there are walk-in wardrobes with plenty of storage and twin offices. Secluded from the rest of the house, these offices offer private, quiet, and comfortable places to work from home. A design-led bathroom finishes the space off and has a freestanding bath, a separate wet room shower, and twin sinks.



The lower ground floor

Take the lift down to the lower ground floor where socialising and family time are on the agenda. At the heart of the space is a striking glass cube. Created by award-winning designer Michael Mancini, this wine-tasting room is encased in glass to maintain the ambient temperature. A curved bar stands next to the wine-tasting room and offers the perfect space to unwind. Outside, steps lead to the pool room, pool, and outside shower.

Tucked away at the end of the room is a large media area. A modern gas fire adds a sense of cosiness in the winter, and movies can be enjoyed with an integrated sound system.

A mirrored gym, with plenty of floor space for equipment, occupies another 'zone' in this awesome basement. Off the gym is a changing room with a large walk-in rainfall shower, and a steam room with colour-changing lights and enough space for twelve people.

The space isn't just for fun - there are plenty of rooms dedicated to practical matters such as a larder, laundry room, storage rooms, and access to the double garage.

And finally

This stunning family home has to be seen to be believed. Its uninterrupted sea views provide a stunning backdrop no matter the weather and there's something here for every member of the family.

Additional property information

- Property type: Detached house
- Tenure: Freehold
- Council tax band: H
- Brand new boiler for the swimming pool
- Electric car charging point













The area

Roedean, situated on the picturesque cliffs overlooking the English Channel near Brighton, is a destination that offers breathtaking coastal views and a tranquil escape from the bustling city life. The coastal path offers a perfect setting for leisurely strolls, where visitors can enjoy the fresh sea air and the sound of waves crashing against the shore. The area around Roedean is characterised by its natural beauty, with the South Downs National Park nearby, providing ample opportunities for scenic walks, hikes, and outdoor adventures. For golfers, the East Brighton Golf Club is a couple of minutes' walk away.

Adjacent to Roedean, the lively city of Brighton adds to the appeal of the area. Brighton's vibrant arts scene, historic sites like the Royal Pavilion, and iconic attractions such as the Brighton Pier make it a popular destination for locals and tourists. The city's diverse culinary scene, bustling shopping districts, and independent stores offer something for everyone.

Nearby, the quaint village of Rottingdean, with its historic windmill and cosy tea rooms, offers a glimpse into the area's past. With quieter beaches and the undercliff walk, there's a real sense of being on holiday when visiting.

The combination of natural beauty, cultural richness, and educational excellence makes Roedean and its surroundings a unique and attractive destination.



Schools

Local primary schools

- Our Lady Of Lourdes Catholic School (2.3 miles, 5 minutes by car)
- St Margarets C Of E Primary School (2.6 miles, 7 minutes by car)
- St Pauls C of E School (2.5 miles, 12 minutes by car)
- Saltdean Primary School (3.2 miles, 8 minutes by car)

Local secondary schools and sixth forms

- Longhill High School (3.1 miles, 7 minutes by car)
- Varndean High School & Varndean College (4 miles, 11 minutes by car)
- Cardinal Newman Catholic School and Sixth Form (4.7 miles, 15 minutes by car)
- BHASVIC College (3.4 miles, 13 minutes by car)
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Local independent day and boarding schools

- Roedean (0.7 miles, 3 minutes by car)
- Brighton College (1.2 miles, 5 minutes by car)
- Lancing College (11 miles, 30 minutes by car)
- Eastbourne College (19.5 miles, 38 minutes by car)

Transport links

Roedean is well-situated for easy access to the surrounding areas. Brighton city centre is just 2 miles away and can be reached in 10 minutes by car, or in under half an hour by bus. Here, Brighton Station links the city with London - which can be reached directly in under an hour. The picturesque village of Rottingdean is located just over the hill, a short 4 minute drive away. The A27, with its links to the A23, is a 13-minute drive away.



TOTAL FLOOR AREA: 9605sq.ft. (892.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings are by arrangement only. Contact us and we will be happy to show you around.

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