



ROEDEAN ROAD
BRIGHTON, BN2



A beautifully appointed architecturally designed home
with the best of both sea and countryside vistas

Roedean Road, Brighton, BN2

Freehold

- Charred Timber Cladding
- Terracotta Tile Façade
- Pivot Entrance Door
- Full-Width Glazing
- Blackened Oak Kitchen
- Terrazzo Stone Floors
- Sliding Glass Walls
- Sculptural Staircase Flow
- Seamless Indoor-Outdoor
- Marble Spa Bathrooms

Description

Commanding a prized position between coast and countryside on prestigious Roedean Road this exceptional sea-facing residence exemplifies refined architecture, design and sustainable living. Thoughtfully arranged over three expansive floors and spanning more than 4,000 square feet, the home features six bedrooms, five bathrooms, and breathtaking panoramic views throughout.

Created by leading London Architects Denizen Works, the home has been featured in magazines internationally, including Grand Designs.

The striking exterior blends charred Shou Sugi Ban timber cladding and terracotta tilework, delivering texture and warmth. A dramatic oversized pivot door opening to a sea view sets the tone, while a secure gated driveway—with EV charging point—offers parking for three vehicles, plus additional space and double garage at the rear.

Engineered for sustainability and style, an air source heat pump and underfloor heating significantly cut energy costs.

Inside, the expansive hallway features a triple-height atrium, terrazzo stone floors, and a sculptural oak staircase creating a grand welcome.

The main living area is remarkable - an open-plan kitchen, dining, and lounge with full-height sliding glass doors opening to a south-facing terrace, sea views, and a landscaped garden. Terrazzo floors unify indoor-outdoor living. The bespoke blackened oak kitchen has a large island with ceramic worktops and a utility room, with its own entrance for food deliveries, offers ample storage.

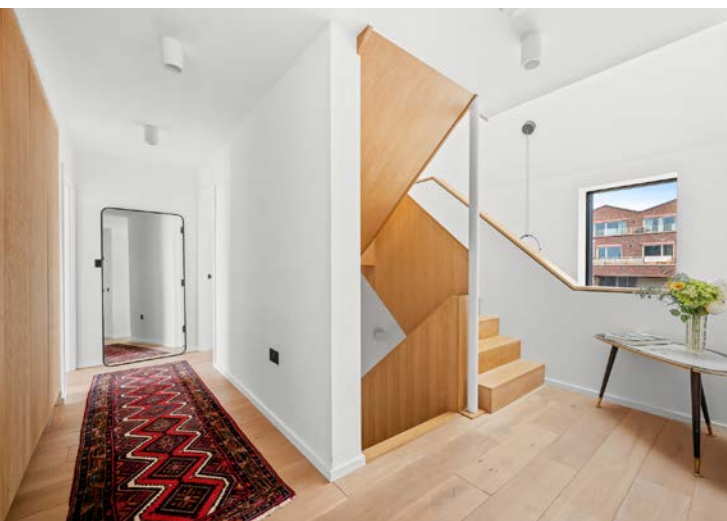
A further reception room with sea views would be perfect as a study or playroom and a stylish shower room completes the floor.

On the first floor, five serene bedrooms branch from a bright, wide landing. Three open onto a full-width balcony with spectacular sea views, two with en-suite bathrooms, while the others share a sleek family bath. All rooms feel calm and light.

Crowning the home is the top-floor principal suite—an inspiring sanctuary. A flexible central space opens to a private balcony with sweeping ocean views and sunsets and can be configured as a sleeping area, lounge, or study depending on lifestyle needs. It's complemented by a spacious dressing room with bespoke cabinetry and a large marble-clad bathroom featuring a spa-style bath and wet-room shower both with sea views and premium fittings.









Outside, the peaceful south-facing garden is framed by mature hedging and trees for complete privacy. The elevated terrace invites alfresco dining and relaxed evenings, perfectly capturing the home's effortless blend of architecture and landscape.

Situation

Roedean remains one of Brighton's most desirable locations—peaceful and exclusive yet remarkably close to the City of Brighton & Hove. Within walking distance of the seafront and moments from East Brighton Golf Club, the home is near top schools including Roedean School, Brighton College, and excellent local primaries.

Brighton Marina—with shops, cinema, David Lloyd gym, Malmaison Hotel, casino, water sports and waterfront dining—is minutes away, while Kemptown's independent cafés and boutiques offer character and charm.

Two large supermarkets and a post office are at the bottom of Roedean Road. Brighton Beach House (Soho House Group) is also close by, along with beach volleyball, an outdoor pool and seafront café's.

The property is well connected with several bus routes and Brighton Station is just a short drive or cycle, with direct links to London and Gatwick.

With the South Downs behind you and the sea ahead, this is not just an extraordinary home—it's an exceptional lifestyle.

Additional Information

Local Authority: Brighton and Hove
Council Tax Band: TBC
EPC Rating: B

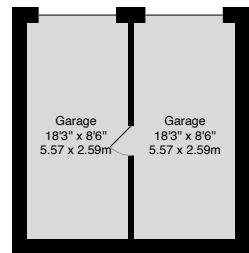


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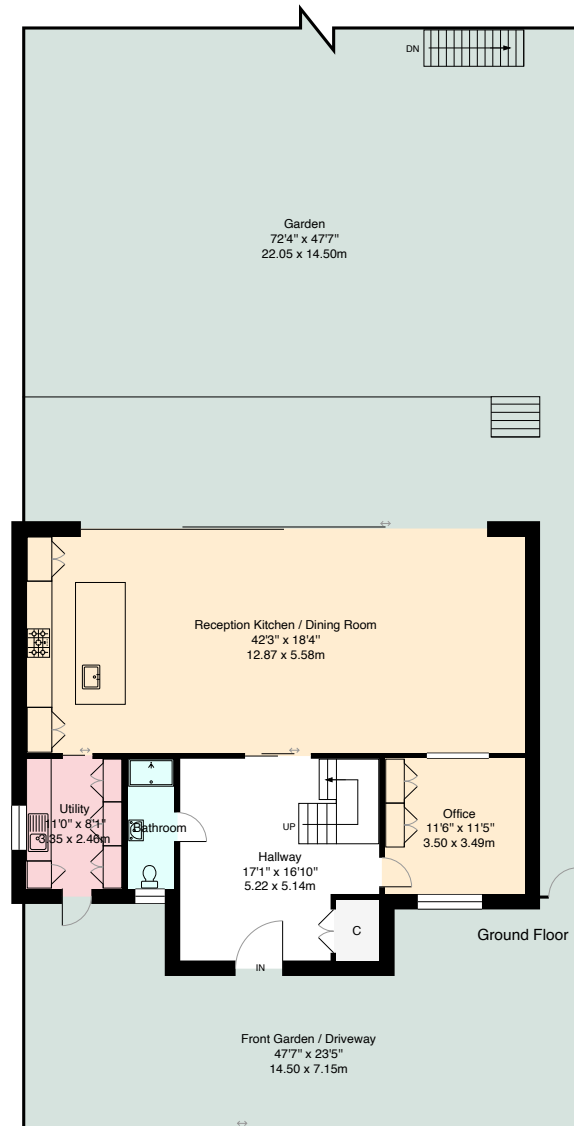
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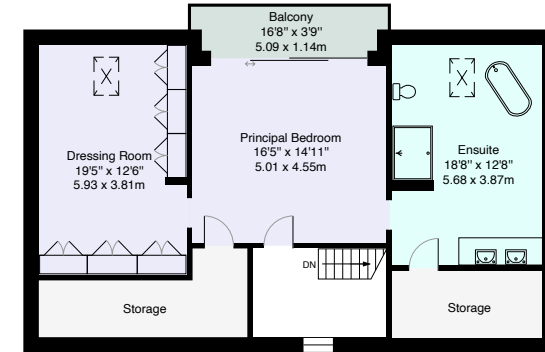
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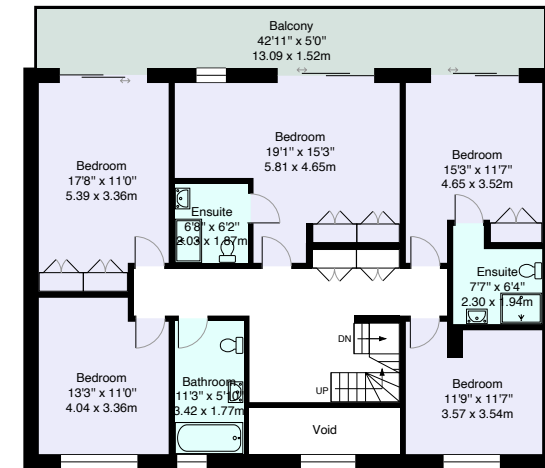
Lower Ground Floor



Ground Floor



Second Floor



First Floor



Roedean Road

Approximate Total Area = 4074 sq ft / 376 sq m

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.