



Steyning Road, Rottingdean, BN2

£ 1,395,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Steyning Road, BN2

5 Bedrooms | 2 Living Rooms | Utility Room off Kitchen

This impressive Georgian-style residence provides an exceptional amount of accommodation, making it an ideal home for a large or growing family. Approached through double-opening gates, the property is set well back from the road behind high boundary walls and a generous gravel driveway, providing ample off-road parking for several vehicles. The grounds also include a detached garage and a range of useful brick-built outbuildings and storage areas.

The character of the property is immediately apparent on entering through the front door into a welcoming entrance vestibule, where glazed double doors with matching side screens open into the spacious reception hall. The hall incorporates useful under-stair storage, a coat cupboard and a split-level arrangement, with a cloakroom conveniently positioned nearby. The cloakroom features tiled walls, a WC, wash basin, mixer tap and heated towel rail, together with narrow side-facing windows.

The ground floor offers a series of well-proportioned reception rooms, providing considerable flexibility for both family living and entertaining. The study enjoys views towards the front of the property through double-glazed sash windows and includes fitted shelving and display/storage cupboards, along with a radiator and a separate casement door providing side access. The generously proportioned drawing room benefits from sash windows overlooking the front and side elevations, a feature fireplace, wall light points and several radiators. A wide opening connects this room with the dining area, which has additional radiator heating and access to both the rear conservatory and reception hall.

A further versatile sun room is positioned towards the front and side of the house, with windows on both elevations, a connecting door to the drawing room and double doors opening through to the rear conservatory. Marble flooring, a radiator and attractive natural light add to the appeal of this room. The conservatory itself is of brick and double-glazed construction and enjoys an attractive outlook over the rear garden, with double patio doors providing direct access outside.





From the reception hall, an attractive staircase rises via a half landing, with double-glazed sash windows to the side providing natural light. The staircase continues to a feature part-galleried first-floor landing, from which the bedrooms and bathrooms are accessed. A useful airing cupboard with fitted shelving is located here, along with a loft hatch giving access to a boarded loft space equipped with lighting and a retractable ladder.

The kitchen/breakfast room is particularly well equipped and overlooks the rear garden. Double-glazed windows and patio doors bring in plenty of natural light while also providing convenient access to the garden. The kitchen is fitted with a comprehensive range of base and wall-mounted storage units, work surfaces and a sink with mixer tap, together with a double cooker, five-ring gas hob and extractor. Integrated appliances include a fridge and dishwasher, while a separate utility area provides space for further laundry appliances and benefits from its own side trades entrance. There is also an additional sink and an integrated fridge/freezer. The gas-fired boiler, which supplies the central heating and domestic hot water, is housed within a dedicated cupboard.

The first floor provides five generously sized bedrooms, all of which benefit from fitted wardrobes and wash basins. The principal bedrooms enjoy attractive sash windows overlooking either the front, side or established rear garden, with radiator heating throughout. The bedrooms are individually arranged, with fitted double wardrobes incorporating additional overhead storage, while several also feature centrally positioned wash basins. One of the bedrooms at the rear enjoys views across the mature garden, while the fifth bedroom is positioned towards the front of the house and also incorporates fitted storage.

The family bathroom is fitted with two double-glazed sash windows, tiled walls, a shaped panelled bath with mixer tap and separate shower, WC, pedestal wash basin and heated towel rail. There is also a separate shower room with tiled walls, a corner shower enclosure, wash basin, WC, ladder-style radiator and double-glazed sash window.





Externally, the property continues to offer an impressive level of space. The front is principally arranged as a shingle forecourt, providing extensive parking for numerous vehicles and framed by established trees, shrubs and traditional brick boundary walls. Double gates give access to the driveway, while additional trades gates are positioned to either side of the house.

The detached garage is equipped with an electric up-and-over door, rear casement door, double-glazed rear window, power and lighting. Adjacent brick-built outbuildings and store rooms provide valuable additional storage, with one of the buildings also benefiting from power and lighting.

To the rear is a particularly attractive and established garden, which forms a wonderful complement to the house. Predominantly laid to lawn, the garden features a wealth of mature trees, established shrub borders, fruit trees and bushes, together with a paved patio and a meandering crazy-paved pathway. A greenhouse and feature pond add further interest, creating a secluded and characterful outdoor space with considerable appeal.

The property benefits from double-glazed sash windows and gas-fired central heating via radiators and is being offered for sale with no chain.











LOCATION GUIDE

Good to Know

Rottingdean High Street - 3 min walk down the new path alongside the new park

Brighton mainline station - 26 minutes by bus

Rottingdean beach – 5 min walk

Beacon Hill Nature Reserve and the Windmill – 10 min walk

Education

St Margaret's C of E Primary, Our Lady of Lourdes RC

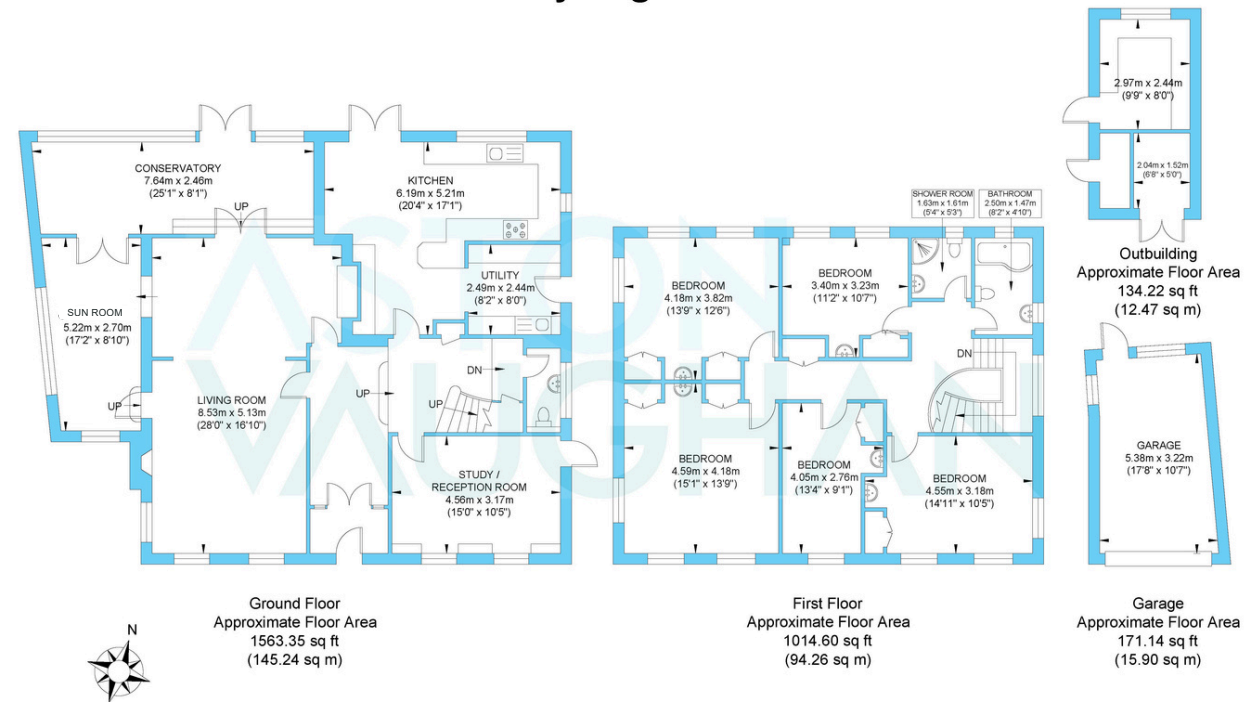
Longhill High School

Private Schools: Roedean, Brighton College, Brighton Waldorf, The Old Grammar School Lewes, Bede's

Location Guide

Once home to Rudyard Kipling and Pre-Raphaelite painter Burn Jones, the coastal village of Rottingdean is sought after by families and professionals as its schools are good and there's plenty of local shops, cafes and restaurants to explore. Surrounded by the South Downs National Park with a local Nature Reserve and beaches on the doorstep, you can cycle along the undercliff walk to the waterfront restaurants, cinemas and health club of Brighton Marina in about 20 minutes. Approx 15-20 minute drive to Brighton and Hove's centre there are also bus routes – with bus lanes- along the coast and to the universities at Falmer, and with easy access to both the A27 and A23, Lewes, Gatwick and London are a possible commute.

Steyning Road



Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 239.50 sq m / 2577.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.