



Gorham Avenue, BN2

£1,600,000

SOIEO
AUGHAN

INTRODUCING

Gorham Avenue, BN2

5/6 Bedrooms | 3 Bathrooms | 2 Reception Rooms | 3171 Sq Ft |

Includes a Self-contained Annex Studio | Double garage plus a gated driveway and hard standings for 4-5 cars

Tucked away behind knapped flint boundary walls and elegant black gates, this beautiful family home has all the charm of a country retreat, with its tall gable and classic Sussex hung tiles. Set within the historic village of Rottingdean, it enjoys an enviable position between the rolling hills of the South Downs National Park and the coast, just ten minutes from the heart of Brighton & Hove.

A grand central hallway, crowned by a galleried landing, sets the tone for this impressive home, complemented by expansive reception rooms across the ground floor. From the moment you step inside, the scale and sense of space are immediately apparent, creating a superb setting for family life and stylish entertaining, all beautifully maintained by the current owners.

Externally, the garden is expertly manicured, framed by mature planting, trees and well-stocked flower beds, creating a picturesque backdrop when viewed from the veranda spanning the rear of the house. From the garden, there is access to a first-floor studio annex above the detached garage — a stylish, self-contained space ideal for guests or an au pair, and equally well suited to use as a discreet holiday let, offering the potential for an additional income stream thanks to its independent street access.

The surrounding area offers an exceptional mix of countryside and coastline. Beacon Hill is close by, providing elevated walks and access to protected open land, while the nearby beaches at Rottingdean and Ovingdean invite coastal strolls, rockpool exploring and long walks along the undercliff paths that stretch between Saltdean and Shoreham-by-Sea.

Everyday culture and city life are easily reached, with Brighton & Hove just a short drive along the coast road. Here you'll find a vibrant mix of theatres, galleries, renowned restaurants and eclectic shopping, from independent stores to the creative energy of the North Laine.

A strong selection of highly regarded schools including Roedean and Brighton College, sit within easy reach, alongside excellent transport links connecting swiftly to Brighton Station. Remarkably well connected yet quietly positioned, the home offers a peaceful coastal base with generous living space, perfectly suited to both families and professionals.

Set back from the road behind boundary walls, this elegant, detached home combines charm with the characterful aesthetic of a barn conversion. Generous glazing rises through the gable, while a traditional open, beamed porch creates a welcoming first impression. The driveway provides ample parking for several vehicles, with additional garaging discreetly positioned to the rear.

Stepping inside, the scale and quality of the home are immediately apparent. A striking central staircase rises to a butterfly galleried landing, drawing natural light down through the heart of the house. Pale tiled flooring reflects the light underfoot, while double-height walls provide a dramatic sense of space and an ideal backdrop for statement artwork — creating an entrance hall that feels both impressive and inviting, and a pleasure to return to each day.





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Spanning the rear of the house are two principal reception rooms, with the sitting room and kitchen-dining room positioned side by side and enjoying direct access to the veranda and garden. The sitting room is inviting and comfortably proportioned, offering ample space for generous furnishings and family gatherings around the stove, set within a characterful brick inglenook fireplace. Softly toned William Morris wallpaper reflects the garden beyond, lending a classic, settled feel to the room. During summer, you can spill outside and link through to the kitchen, bringing a lovely sense of flow when entertaining.

Traditional in style yet equipped with all the modern conveniences a family needs, the kitchen forms the heart of this country-style home. A generous central island topped with granite provides an informal space for drinks and casual dining, while a formal dining area sits conveniently beside the French doors opening onto the garden. A large range cooker is set within the original hearth, complemented by integrated appliances including a dishwasher and wine fridges, with space reserved for an American-style fridge freezer. Adjoining the kitchen, a dedicated utility room offers practical storage and workspace, keeping everyday chores neatly out of sight.

At the front of the house, a third reception room is currently used for formal dining, comfortably accommodating a table for ten beneath low pendant lighting. Its generous proportions make it a highly versatile space, equally suited to a children's playroom, hobby room or home gym, and could even be converted into a ground-floor bedroom if required. The room enjoys peaceful, leafy views and complete privacy from the street.

Thoughtfully designed and elegantly finished with luxurious library-book wallpaper, the home office is a welcoming space for work, study or quiet reflection. Generously proportioned, it offers flexibility but works beautifully as it stands, with space for a large desk beneath the window and freestanding shelves to house books and files.

The garden is thoughtfully arranged with three distinct areas for socialising, play and relaxation, making it perfect for both family life and summer entertaining. Meals can be enjoyed on the decked veranda beneath the pergola, while children can use the slide from the upper deck to the lawn rather than the steps. The lawn and patio provide ample space for ball games and play equipment, or further options for dining alfresco during high season, all in complete privacy with no overlooking neighbours. Despite its generous size, the garden is surprisingly low maintenance, with mature shrub and herb borders, while offering scope for further landscaping for those with green fingers.

Accessed from the patio, the annex studio apartment sits above the double garage and benefits from its own private entrance, with stairs leading up to the main living area. The space includes a sofa bed for overnight guests and room for a dining table beneath the window, while a charming kitchenette is discreetly set within an alcove and the shower room is well appointed. Fully independent from the main house, this annex offers the perfect guest suite, au pair retreat or holiday let, allowing complete privacy and freedom of movement.





Upstairs, all four bedrooms are arranged around the galleried landing, whose vaulted, beamed ceiling adds a sense of grandeur. Natural light floods the space through the gable window, framing tranquil views over the surrounding landscape. Bedrooms three, four and five are charming rooms, with the smallest featuring a built-in single bed — a delightful space for young children, complete with whimsical bird motifs on the walls. Bedrooms three and four include built-in wardrobes and accommodate double beds without compromising on floor space. These three rooms share the family bathroom, tiled in white and fitted with both a bath and a shower, providing a practical space for children's baths or a quick morning shower before work or school.

Positioned at the rear of the house with a southerly aspect and French doors opening onto balconies, both principal bedroom suites are luxurious retreats, offering a glamorous escape from the bustle of family life. In summer, the gentle sound of birdsong drifts through the windows, creating a serene, almost countryside feel. Generously proportioned, each room easily accommodates king-size beds without compromising on space and benefits from a well-appointed en suite bathroom. The larger suite, enhanced by glimmering gold wallpaper, also includes a spacious walk-in wardrobe, providing ample storage for clothing and shoes for two.









Vendors' Comments:

"This has been a wonderful home for raising our family in complete comfort and tranquillity. We have made so many wonderful memories here, from festive feasts to summers in the garden. Rottingdean has so much to offer right here on our doorstep, yet Brighton & Hove sits just a few minutes away by car – or on foot during summer when we often stroll along the under cliff pass to Kemptown. The countryside around us is simply stunning with the windmill on the hill and plenty of footpaths for dog walks or getting fresh air after a busy working week. We no longer need a house of this size, so we are looking to downsize, but we would love to stay in this area as it ticks so many boxes."

Education:

Primary: St Margaret's CofE, Our Lady of Lourdes RC

Secondary: Longhill High, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, MET, Varndean Sixth Form

Private: Roedean School, Brighton College & Prep, Montessori School, Lancing College

Good to Know:

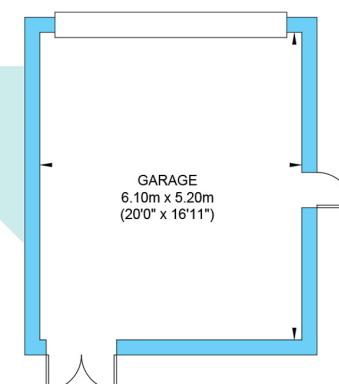
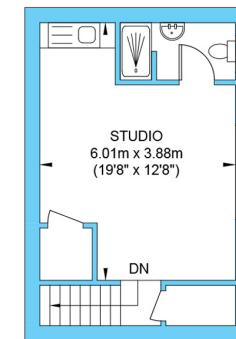
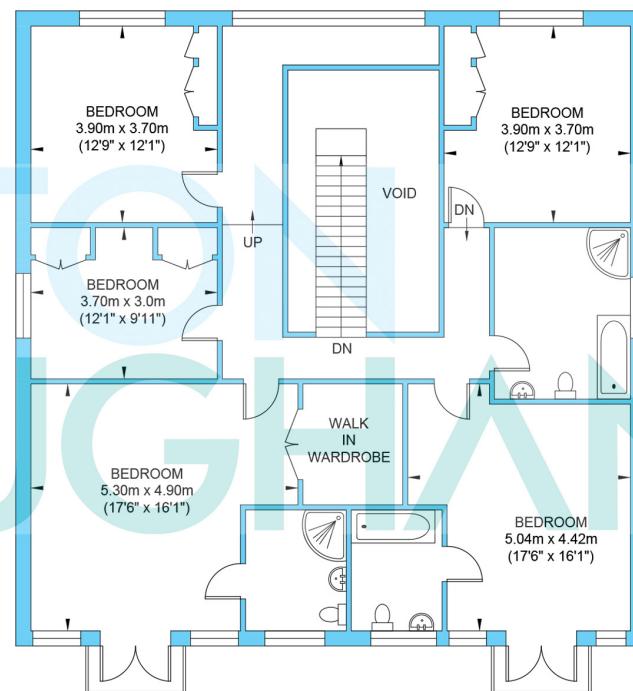
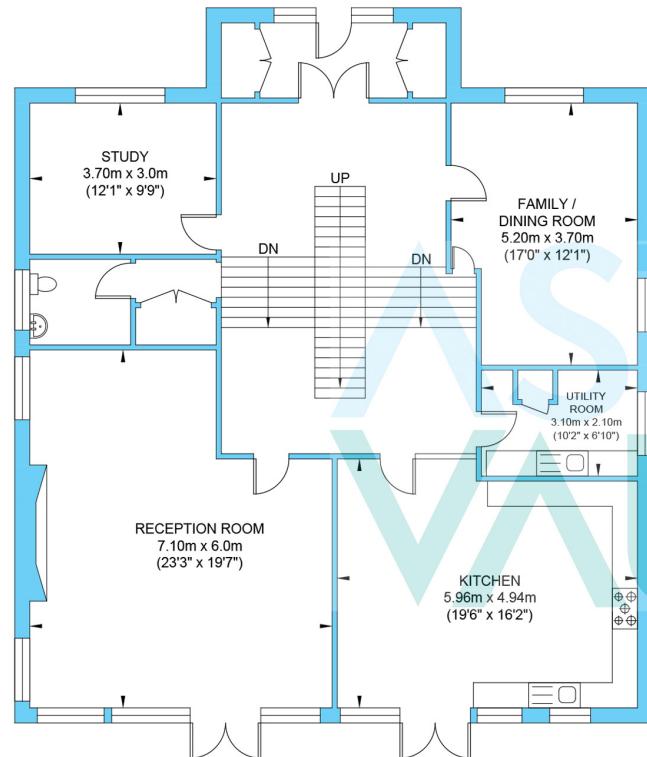
Gorham Avenue is on the southerly edge of the South Downs National Park as a designated protected area overlooking the Seven Sisters cliffs and English Channel. It sits alongside Rottingdean's signature Windmill built in 1802 on Beacon Hill where in 1588 the fire warnings of the Spanish Armada invasion were made. Beacon Hill is an open nature reserve with 45 acres of chalk grassland and includes a Neolithic long barrow burial site. The area is listed in the Domesday Book and was given to the Lord of Lewes after the Norman invasion.

Many years later, once the trainline was in place in 1846, the coast became a haven for creative folk looking to escape the Big Smoke, with Rottingdean becoming hugely popular due to its picturesque surroundings

and proximity to the louder, brasher party town of Brighton – not much has changed in over 150 years!



Gorham Avenue



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 294.6 sq m / 3171.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.