



Roedean Heights, BN2

£3,595,000

ASTON
VAUGHAN

INTRODUCING

Roedean Heights, BN2

7 Bedrooms | 8 Bathrooms | 1 Reception Room
4592 Sq Ft | Vast Sun Terrace with Uninterrupted Sea Views |
Double garage and parking for several cars on the drive

- Striking detached family home with seven bedrooms & eight bathrooms
- Exceptional quality finishes throughout to include ample glazing, glass balustrades, bespoke cabinetry, window shutters and Dekton stone floors
- Contemporary bathrooms and kitchen
- Solar panels, air conditioning, and underfloor heating
- Lift to the first floor and an accessible garden with sloped walkway
- Fantastic entertaining spaces
- Ideal family home close to award winning schools
- Bordered by the South Downs National Park and the South Coast
- City of Brighton & Hove 5-minutes by cab

Perched on an exclusive clifftop in Roedean, this remarkable residence commands sweeping views of the Sussex coastline, with natural light cascading through south-facing spaces, framing the ever-changing sea and sky.

Originally built in the 1980s, the property retains classic Neo-Tudor character along its Downland-facing façade, with timber beams and lattice leaded-light windows. Yet beyond the exterior, the interior has been completely reimagined—now a contemporary showcase of glass, open staircases and mezzanine levels that flow seamlessly into expansive entertaining spaces and an impressive sun terrace of over 130 sq m.

Offering seven bedrooms and eight bathrooms, this home adapts easily to the needs of a large family or enthusiastic hosts, providing ample space for guests. The recent renovations include a full excavation of the lower ground floor to create an impressive gym with direct access to the landscaped garden—significantly expanding the home's entertaining areas in summer.

At the front, multiple parking spaces ensure practicality, with the A27/A23 close by for effortless commuting. Roedean School and Brighton College can be reached on foot, while the South Downs National Park sits just beyond the doorstep. Combining coastal, urban and countryside living, this is a beautifully appointed family residence with exceptional character.



Roedean Heights is an exclusive enclave of just five residences, quietly set back from the coast road. Each impressive home occupies a substantial plot, approached via a driveway that offers ample parking, alongside double garages. This generous property exudes the charm of a country retreat, with its northerly façade overlooking the green, leafy surroundings. Yet the moment you step inside, its coastal setting is revealed in all its splendour.

It is immediately clear that this is a beautifully maintained home, where quality materials and refined taste combine to create an exceptional living environment. Warm Dekton stone flooring sweeps through the double-height entrance hall, bringing both style and practicality to a space that feels like a room in its own right. It culminates in a striking wall of glass that frames ever-changing skylscapes over the English Channel. Here, the true scale and beauty of the house reveal themselves, inviting you to explore further.

Spanning the depth of the house at over 27 ft., the sitting room boasts a wall of glazing on its southerly elevation, opening to the terrace and garden walkway. A wall of bespoke cabinetry encases entertainment and sound systems with recessed spaces for ornaments, subtly lit by spotlights and a mirrored wall to bounce the natural light around.





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Crossing the entrance hall to the westerly wing, the kitchen and dining room unfold seamlessly onto the sun terrace—ideal for effortless entertaining as warmer coastal weather arrives. The southerly wall is almost entirely glazed, with two sets of sliding doors mirroring those in the sitting room, allowing sea views and open skies to dominate the scene.

Streamlined and contemporary, the expansive kitchen has been thoughtfully designed with the keen cook in mind. Generous Dekton worktops provide ample preparation space, complemented by sleek white cabinetry offering plentiful storage above and below. Integrated high-end appliances include the dishwasher and ovens, while the induction hob range cooker and full-height fridge and freezer are freestanding yet perfectly placed. A central island creates a second sociable hub for drinks and informal dining, and the rear of the room accommodates a large dining table with ease—ready to extend outdoors for alfresco gatherings.

Adjoining the kitchen is a spacious utility room with side door access – ideal for bringing in the weekly food shopping or muddy/sandy paws and boots after long walks on the beach or South Downs, rather than traipsing them through the immaculate house.





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Of seven bedrooms, two reside on the ground floor with easy access to both the living spaces and the garden. The larger room benefits from a wall of bespoke cabinetry to include concealed entertainment systems, a full height mirrored wardrobe and a dressing table with a large, fixed wall mirror. Another south facing room, there is direct access to the terrace, ideal for enjoying the sun setting over the sea in the evening, or coffees with the papers in the morning. Beautifully appointed, the en suite bathroom has a large walk-in shower and high-end fixtures and fittings giving the feel of a hotel spa.



Bedroom two is peacefully positioned looking out to leafy environs to the front of the house. It is perfectly spacious with several built-in cupboards and wardrobes to maximise the floor space which allows for a king bed. As expected, the en suite shower room is expertly fitted and appointed, lined in Dekton stone.

Throughout the house, solid wood shutters compliment solid walnut wood architraves, banisters and internal door frames, bringing warmth and continuity throughout. These are also found in the generous study which completes the ground floor

Breathtakingly spacious, the sun terrace is ideal for large summer gatherings and soirees, taking full advantage of the southerly aspect and sensational sea and sky views. During sunrise and sunset, the skies light up with colour, then at night, the lack of light pollutions accentuates the stars for as far as the eye can see.

For a garden of such size, it has been designed to be low maintenance with manicured shrub borders and an area of immaculate lawn. It is perfectly private and a treat for the senses with scented blooms and herbs; bird song and the fresh coastal air flowing through. With a southerly aspect it receives sunshine throughout the day, and there is ample space for children to play, or for play equipment without compromising on space.

Built into the hillside beneath the main house yet opening directly onto the garden, the gym is exceptionally spacious and finished with Dekton stone flooring, creating a versatile environment for yoga, fitness equipment, or even a home office thanks to its independent side access. Air conditioning for both cooling and heating in addition to an EnviroVent ventilation system ensure year-round comfort, while captivating views make an inspiring backdrop for any workout. And in summer the open doors invite in the fresh coastal air. This expansive space also lends itself beautifully to entertaining—ideal as a cinema room or games room for older children seeking their own retreat. Alternatively, it could be transformed into a self-contained studio annex, as it already includes a luxurious shower room and pipework and drainage system for a kitchenette

Encased in glass and solid walnut, the staircase rises to the first floor, capturing a breathtaking vista through a full wall of south-facing glazing. Timber shutters gently filter the light when required and feature in all four bedrooms on this level, complementing bespoke headboards equipped with charging ports, storage, and integrated lighting. Each of the four bedrooms is a comfortable double with both principal rooms allowing for super king size beds. These rooms are arranged around a generous landing that lends itself beautifully to use as a dressing area, home office or quiet reading nook—its elevated outlook over the landscape and towards the sea becoming ever more impressive as you ascend.

Light-toned Dekton stone flooring extends across the entire floor, warmed by underfloor heating to keep mornings cosy in winter. Every bedroom includes custom-fitted cabinetry for clothing and shoe storage, along with its own en suite shower room. The two principal bedrooms enjoy dual basins, and all en suites are seamlessly finished with spa-like details—soft LED lighting, fitted mirrors, and excellent ventilation—creating serene, luxurious spaces. The first floor is also accessible by lift for those with mobility requirements.

The top of the house reveals a delightful single bedroom with the highest views of the open sea which can be enjoyed from the Juliet balcony. Built-in cabinetry, desk and shower room complete the coziness of this floor.





Vendor's Comments:

"A renovation of this scale can only be a labour of love, and now that it's complete, I truly couldn't be happier with the result. I was determined to use only the finest craftsmanship, materials, and fittings, and the transformation speaks for itself. The house is perfect for entertaining, and the terrace really comes alive in summer, when the skies fill with colour and stars—an ideal backdrop for evening gatherings.

I can't praise the area, or my neighbours, highly enough. The Residents' Association works tirelessly to preserve the peace and beauty of the surroundings, and I've made many friends here."

Education

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

Secondary: Longhill High, Cardinal Newman RC

Private: Roedean School for Girls, Brighton College & Prep, Montessori School

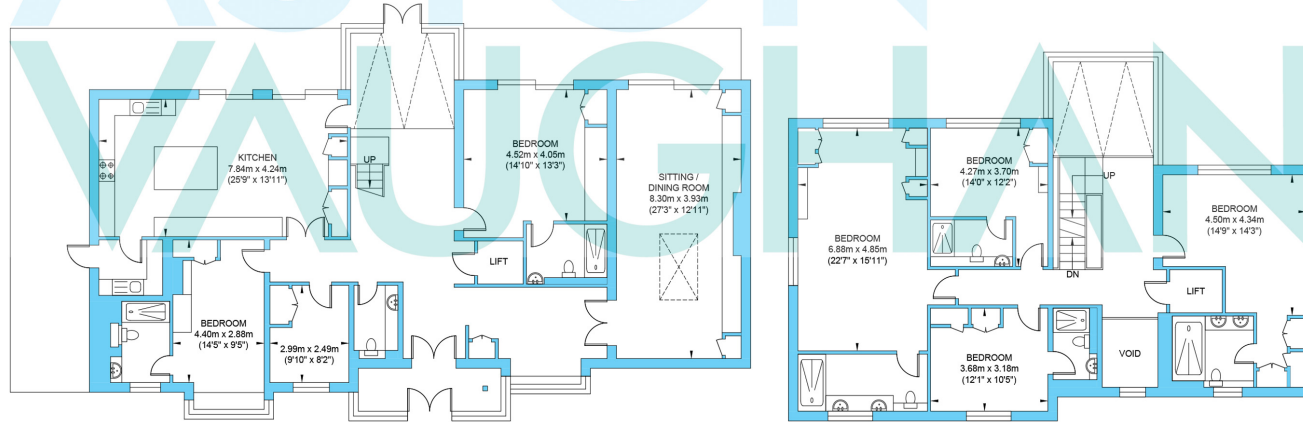
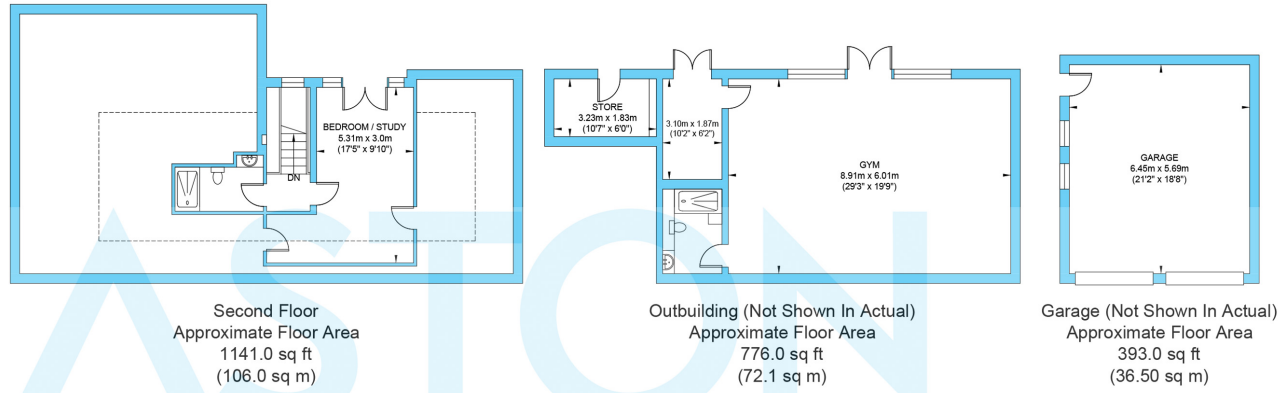
Good to Know:

The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within a short cycle of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

Brighton Station is a 10-minute drive or a short bus ride away, with its fast service to Gatwick and London, and there are several shops and amenities within walking distance at Brighton Marina or close to East Brighton Park. East Brighton Golf Course



Roedean Heights



Ground Floor
Approximate Floor Area
2013.0 sq ft
(187.0 sq m)

First Floor
Approximate Floor Area
1438.0 sq ft
(133.60 sq m)

Approximate Gross Internal Area (Excluding Outbuilding / Garage) = 426.6 sq m / 4592.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.