



Roedean Road, BN1  
£1,250,000

**ASTON**  
**VAUGHAN**

## INTRODUCING

# Roedean Road, BN1

3 Bedrooms | 3 Bathroom | 2 Reception Rooms

Positioned on one of Brighton's most sought-after coastal roads, this detached residence on Roedean Road presents a rare opportunity to create an exceptional home with stunning south-facing sea views. Offered CHAIN FREE, the property occupies a generous elevated plot with extensive off-street parking, a substantial rear garden, and outstanding potential for transformation.

Extending to over 2,000 sq ft, the house is vacant and ready for immediate occupation, whether you're looking to move straight in, refurbish over time, or undertake a complete redesign. The current layout includes four versatile reception rooms on the ground floor and four bedrooms upstairs, with a south-facing balcony perfectly positioned to enjoy the coastal outlook.

The rear garden is particularly impressive in size, offering exciting scope to extend or reconfigure the property (subject to the necessary consents) while still retaining a large outdoor space. Additional access is available via The Cliff, the parallel road behind, where a separate garage is also located at the foot of the plot.

While no planning applications have yet been submitted, early conversations with a highly regarded architect have already explored a number of inspiring possibilities for the home's future. We would be delighted to discuss these ideas further and help showcase the property's full potential.

Opportunities of this scale and flexibility in Roedean are becoming increasingly scarce. With many neighbouring properties already transformed into striking contemporary homes, this is an exceptional chance to design and build a truly special coastal residence in one of Brighton's most desirable locations.











**Education:**

Primary: St Marks Primary, Our Lady of Lourdes

Secondary: Varndean High School, Dorothy Stringer

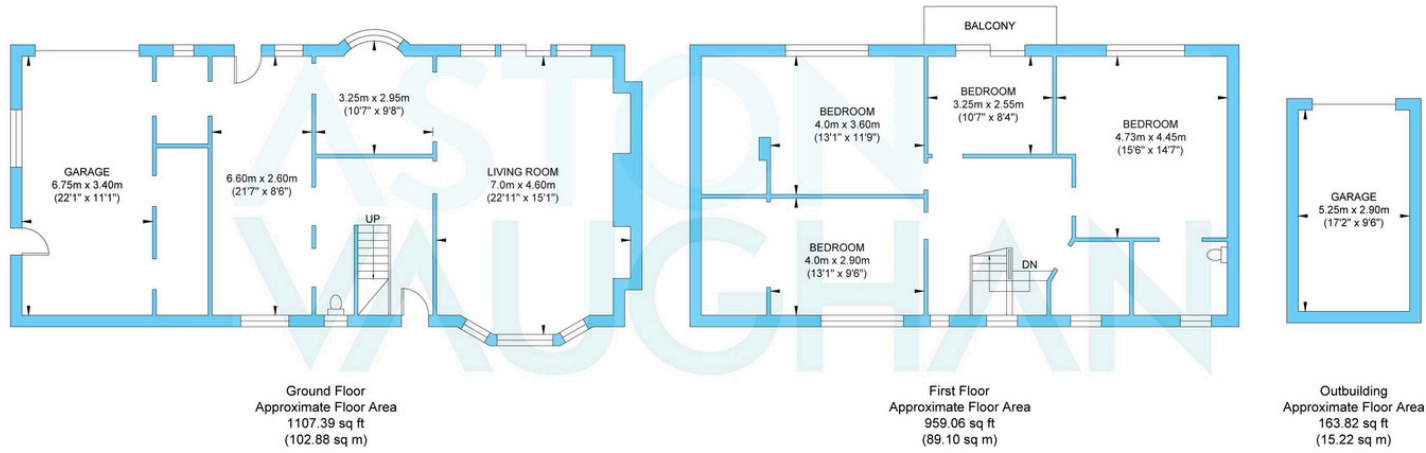
Sixth Form: Varndean 6th Form, MET, BIMM, BHASVIC

Private: Roedean, Brighton College, Brighton Waldorf, Brighton & Hove High

**Good to Know:**

Close to the beach and Marina with its health club, cinemas, casino and waterfront restaurants, Brighton's Royal Pavilion and cultural heart of the city's is about 5-10 minutes by taxi. Brighton's station direct trains to Gatwick and London are easy to reach by car, cab or bus and there's a friendly local high street, too. Award winning schools, including Roedean, Brighton Waldorf and Brighton College are just minutes away. A choice of parks with playgrounds and sports facilities are nearby, a 72 par golf course and access to the Downs are easily accessed as is the coastal village of Rottingdean with its popular primary schools and characterful High Street

**Roedean Road, Brighton**



Approximate Gross Internal Area (Excluding Outbuilding) = 191.98 sq m / 2066.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.