



The Cliff, BN2

£1,650,000

INTRODUCING

The Cliff, BN2

4 Bedrooms | 2 Bathrooms | 1 Reception Room | 2623 Sq Ft | Large south facing garden | Double length garage and driveway for several cars

Nestled in one of Brighton's most coveted elevated positions, this magnificent four-bedroom detached house presents an exceptional opportunity to acquire a truly luxurious home. Offered for sale, this property has been meticulously finished to the highest of specifications, both internally and externally, ensuring a sophisticated and comfortable living experience.

Upon arrival, the property immediately impresses with its commanding presence and the promise of breathtaking views. The elevated plot provides not only privacy but also allows for expansive, sunny sea view terraces, perfect for al fresco dining, entertaining, or simply enjoying the stunning coastal panorama. Imagine waking to the sight of the sea or unwinding with a glass of wine as the sun sets over the horizon; these terraces offer an idyllic setting for every occasion.

The heart of this home is undoubtedly its generous living spaces. With one spacious reception room, there is ample area for family life and entertaining guests. The layout has been thoughtfully designed to maximise natural light, creating bright and airy interiors that feel both grand and inviting. The four well-proportioned bedrooms provide comfortable retreats, each designed with attention to detail. The property benefits from two beautifully appointed bathrooms, featuring contemporary fixtures and fittings, ensuring convenience and luxury for residents and visitors alike.

One of the standout features of this remarkable property is its large, south-facing garden. This sun-drenched outdoor haven offers a private sanctuary, ideal for relaxation, gardening, or children's play. The orientation ensures maximum sunlight throughout the day, enhancing the enjoyment of this superb external space. Complementing the garden are the aforementioned large, sunny sea view terraces, providing multiple vantage points to appreciate the stunning surroundings.

Practicality is also a key consideration in this exceptional home. A doublelength garage provides secure parking and additional storage, while the driveway offers space for several cars, a significant advantage in this desirable location. Comfort is assured year-round with underfloor gas central heating, providing efficient and consistent warmth throughout the property.

This Brighton residence is more than just a house; it is a lifestyle. Its prime location offers easy access to Brighton's vibrant city centre, renowned for its eclectic shops, diverse restaurants, and cultural attractions, while still providing a peaceful and private retreat. The combination of luxurious finishes, generous proportions, stunning views, and practical amenities makes this property a truly unique offering in the current market. Viewing is highly recommended to fully appreciate the quality and appeal of this outstanding home.





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Education:

Primary: St Marks Primary, Our Lady of Lourdes

Senior school: Varndean High School, Dorothy Stringer

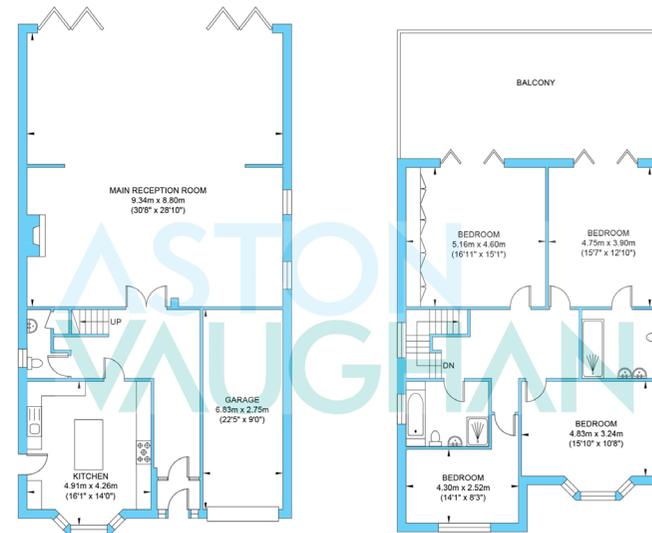
Sixth form: Varndean 6th Form, MET, BIMM, BHASVIC

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

Location Guide:

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.

The Cliff



Ground Floor
Approximate Floor Area
1552.0 sq ft
(144.13 sq m)

First Floor
Approximate Floor Area
1071.0 sq ft
(99.47 sq m)

Approximate Gross Internal Area (Including Garage) = 243.6 sq m / 2623.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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