



Newlands Road, BN2

£1,100,000

**ASTON**  
**VAUGHAN**

Sales and Lettings

## INTRODUCING

# Newlands Road, BN2

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | 1682 sq ft

Nestled in the highly sought-after coastal village of Rottingdean, East Sussex, this magnificent four-bedroom eco house offers an unparalleled lifestyle, seamlessly combining contemporary luxury with the breathtaking natural beauty of its surroundings. Priced at £1,100,000, this property presents a rare opportunity to acquire a substantial family home in a truly idyllic location.

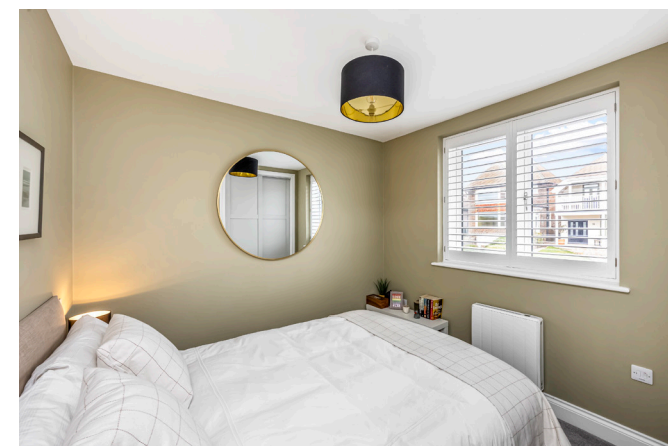
Upon entering, you are immediately struck by the thoughtful design and superior finish evident throughout. The heart of this home is undoubtedly its high-quality kitchen, a culinary dream featuring integrated Bosch appliances, sleek stone countertops, and ample storage. This space is not only functional but also a stylish hub for family life and entertaining, designed to cater to every modern need. The property boasts a spacious living/dining room, providing a versatile area for relaxation and social gatherings, bathed in natural light and offering a comfortable ambiance. A snug/TV room is located at the front of the house, ideal for those cosy nights in.



Accommodation comprises four generously proportioned bedrooms, ensuring ample space for family and guests. The master suite, which incorporates a luxury ensuite shower room (with rain shower) and separate dressing room, along with the additional bedrooms, provides a peaceful retreat, each designed with comfort in mind. Complementing these are two well-appointed bathrooms, finished to a high standard, offering both style and practicality.

One of the standout features of this remarkable home is its direct connection to the outdoors. A private balcony with direct access from the master suite, offers a serene spot for morning coffee or evening drinks, providing elevated views of the sea and a sense of tranquility. The great sized South-West facing garden is a true oasis, perfect for outdoor entertaining, children's play, or simply unwinding amidst nature.

This unique position offers the best of both worlds: coastal living and rural tranquility. Further enhancing its appeal, this home is equipped with solar panels, an air exhaust heat pump and EV charger, reflecting a commitment to sustainable living and offering the benefit of reduced energy costs. These eco-friendly features adds significant value and appeal in today's market. The home also comes with the added benefit of a private driveway with two parking spaces.











Rottingdean itself is a vibrant village with a rich history, offering a range of local amenities including independent shops, cafes, restaurants, and excellent schools. Its proximity to Brighton provides easy access to a wider array of cultural, retail, and entertainment options, while maintaining its distinct village charm. Transport links are convenient, connecting you to surrounding areas and beyond.

This property represents an exceptional opportunity to purchase a beautifully presented, modern family home in one of East Sussex's most desirable locations. With its high-quality finishes, generous living spaces, fantastic outdoor areas, and prime position between the South Downs and the sea, it truly offers an aspirational lifestyle. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

### Education:

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

Secondary: Longhill

Private: Roedean, Brighton College, Brighton

Waldorf, The Old Grammar School Lewes, Bede's

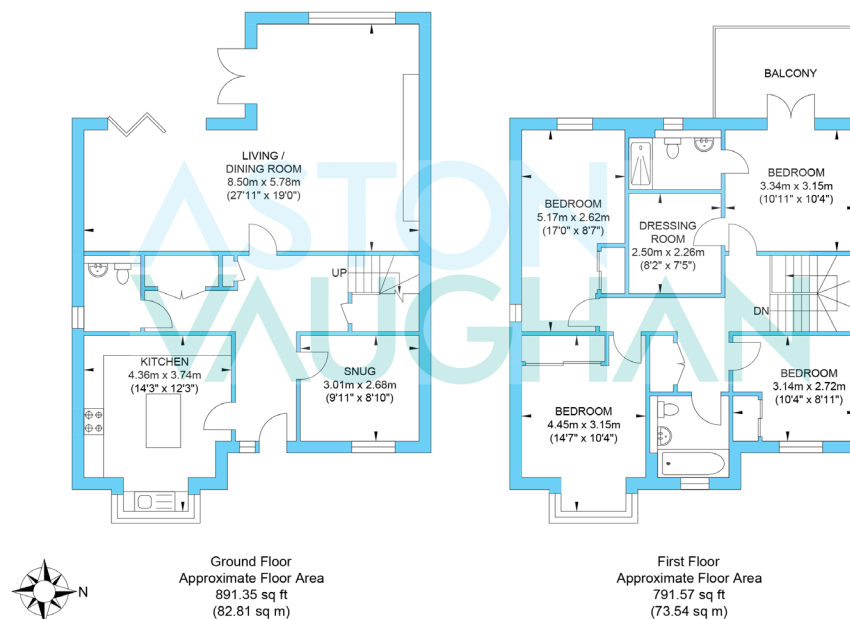
### Location Guide:

Shops: Rottingdean High Street 2 minute drive, 5 to walk

Station: Lewes 15-20 Brighton 20-25 minute drive

Seafront or park: Seafront 2 minutes, Beacon Hill Nature Reserve 2 minutes

## Newlands Road



Approximate Gross Internal Area = 156.35 sq m / 1682.92 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.