



Roedean Road

Brighton, BN2 5RA

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This stunning sea facing home is in a prime location in Roedean between sea and countryside, yet still close to the city. It was collaboratively designed by both the current owners and leading architects, Denizen Works with the brief to maximise flow, natural light and to capture the incredible views within the key living areas of the house. It has subsequently been featured in many magazines including Grand Designs.

The striking façade is finished with a charred Japanese timber and terracotta hung tiles, a double width porch and a huge pivot door. The secure gated drive has space for up to three cars and has an electric charging point, with more parking and a double garage at the rear of the house.

High spec finishes run throughout including flooring and bespoke cabinetry. An air source heat pump makes it ecofriendly and cost efficient, with underfloor heating in every room.

The expansive hallway has a triple height atrium which floods the space with light, and has terrazzo stone flooring and bespoke oak stairs. Steps lead down to the open plan living and kitchen area where the terrazzo flooring continues through and onto the expansive terrace. This space is filled with a rich, natural, south facing light via vast sliding-glass doors which illuminate this room throughout the day. With the changes in elevation, integration with the outdoors creates a seamless flow – this primary living space is truly remarkable.

A blackened oak kitchen is minimal, yet hugely functional. Centred around a large island, it creates a congregative feel for family and friends to come together. The body of the kitchen is fitted with a long run of ceramic worktops and plenty of deep cupboard space, complete with a comprehensive range of integrated appliances. The blackened theme continues into the utility room, where there is a further supply of useful storage and services including large fridge/freezer and two washing machines. The driveway can also be accessed from here, making food shopping/deliveries far more manageable.

Additionally on the ground floor is a separate reception room, tucked away from the main living space but also with a sea view, it boasts a myriad of uses, such as a home office, occasional bedroom or separate retreat for the children to play. There is also a family shower room, fitted with handsome dark tiles, a Corian topped vanity unity and Vola fittings.

As you head up the slatted staircase, you arrive at the bright and spacious first floor landing. This level is home to five of the six bedrooms, which each boast their own character, yet maintain a contemporary feel. Three of the bedrooms are positioned to the southern side of the property, offering an abundance of natural light and far-reaching sea views and a deep external balcony. There are two stylish en-suite bathrooms within the largest bedrooms, whilst the remaining three doubles share a sleek, monochrome family bathroom.

In our opinion, the most inspiring feature within the house is the top floor master suite. You are marvelled by the stunning panoramic sea views and considered layout of this space. Offering three distinct yet flexible areas, we believe this to be one of the best principal bedrooms available. The bed is centrally positioned, where doors slide open on to the balcony and the sea views are best admired. This could also be a lounge or study area. The huge dressing area is complete with a range of built in cabinetry and storage, which could also be used as a further study or bedroom. The large and elegant marble bathroom has a stunning wet room, Vola fittings and a freestanding bath that offers private vistas out to sea.

The landscaped south facing garden has an elevated position, overlooking Brighton Marina and beyond. With mature trees and hedging surrounding its perimeter, you can enjoy the tranquil benefits of this space, in privacy. The terrace commands an alfresco type of lifestyle and encapsulates the beauty of enjoying in and out living.

Roedean is considered as one of the most enviable locations within the city. It is known for its plethora of academic options; Brighton College, Roedean Girls and both St Margaret's CofE and Our Lady of Lourdes primary schools.

 **Guide Price** £2,500,000

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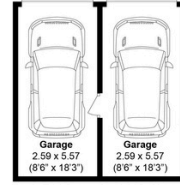
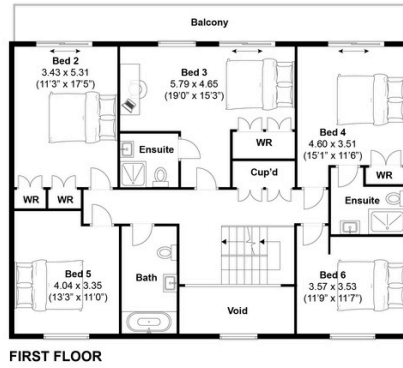
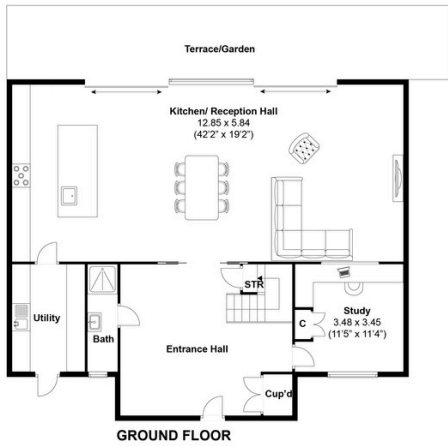


TOTAL FLOOR AREA:
4074 sq. ft. (376 sq. m.) approx

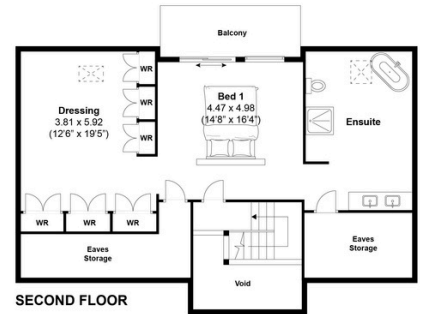
Roedean Road, Brighton

Approximately 376 sqm (4074 sqft)

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(NOT SHOWN IN ACTUAL
LOCATION/ORIENTATION)



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