



Roedean Way

Brighton, BN2 5RJ

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Timeless Elegance on Roedean Way – Grand Proportions, Sea Views & Secluded Luxury.

Originally built in 1927 and situated on one of the widest plots on Roedean Way, this exceptional residence is a rare fusion of style, privacy and period charm.

With uninterrupted sea views and a sun-drenched south-facing aspect, the home is filled with natural light throughout, enhancing its spaciousness and sophisticated interiors.

The welcoming entrance hall is a showstopper in itself – generously proportioned, with high ceilings and beautifully preserved original features that set the tone for the rest of the home...

The main living room is both striking and inviting, with a grand inglenook fireplace as the centrepiece. To the rear, the room extends further into a tranquil space, perfect for reading, studying or playing music. Discreetly concealed within this room is a secret door leading to a private study, ideal for a home office, complete with French doors opening onto the landscaped gardens.

A second reception room flows effortlessly from the hallway, full of rich character, with another charming period fireplace that adds to the home's warm and storied ambiance.

The heart of the home lies in its kitchen – crafted with bespoke cabinetry, granite worktops, and a central island designed for both style and functionality. It steps down into a spacious family area, ideal for everyday living and entertaining. A well-equipped utility room offers further convenience, with doors leading directly out to the garden.

Practical features abound on the ground floor, including extensive storage for coats and shoes, everything a modern family needs to be effortlessly stored and organised.

Upstairs, a sweeping oak staircase leads to a broad, light-filled landing. The principal suite is a true retreat – beginning with a dressing area and opening into a vaulted-ceiling bedroom with expansive windows that frame breathtaking views of the sea and gardens. The en-suite bathroom is finished to a high standard, offering true indulgence.

Three further double bedrooms are beautifully presented and served by a great size family bathroom. At the far end of the corridor lies a private guest wing, complete with its own bedroom, en-suite shower, and generous storage – perfect for guests, older children, or even a live in nanny.

Outside, the grounds are nothing short of immaculate. Manicured lawns, mature planting, and a swimming pool with pool house and gym facilities create the ultimate garden sanctuary. For those seeking further flexibility, this space could be transformed into a self-contained annexe (STPP). There is also a detached double garage, with magnificent driveway to host multiple cars.

Roedean remains one of Brighton's most sought-after locations – celebrated for its commanding sea views, peaceful setting, and proximity to two of the UK's most prestigious schools. Just moments from the marina, Soho House, and Brighton city centre, this home offers the perfect balance of luxury, lifestyle, and location...

 **POA**

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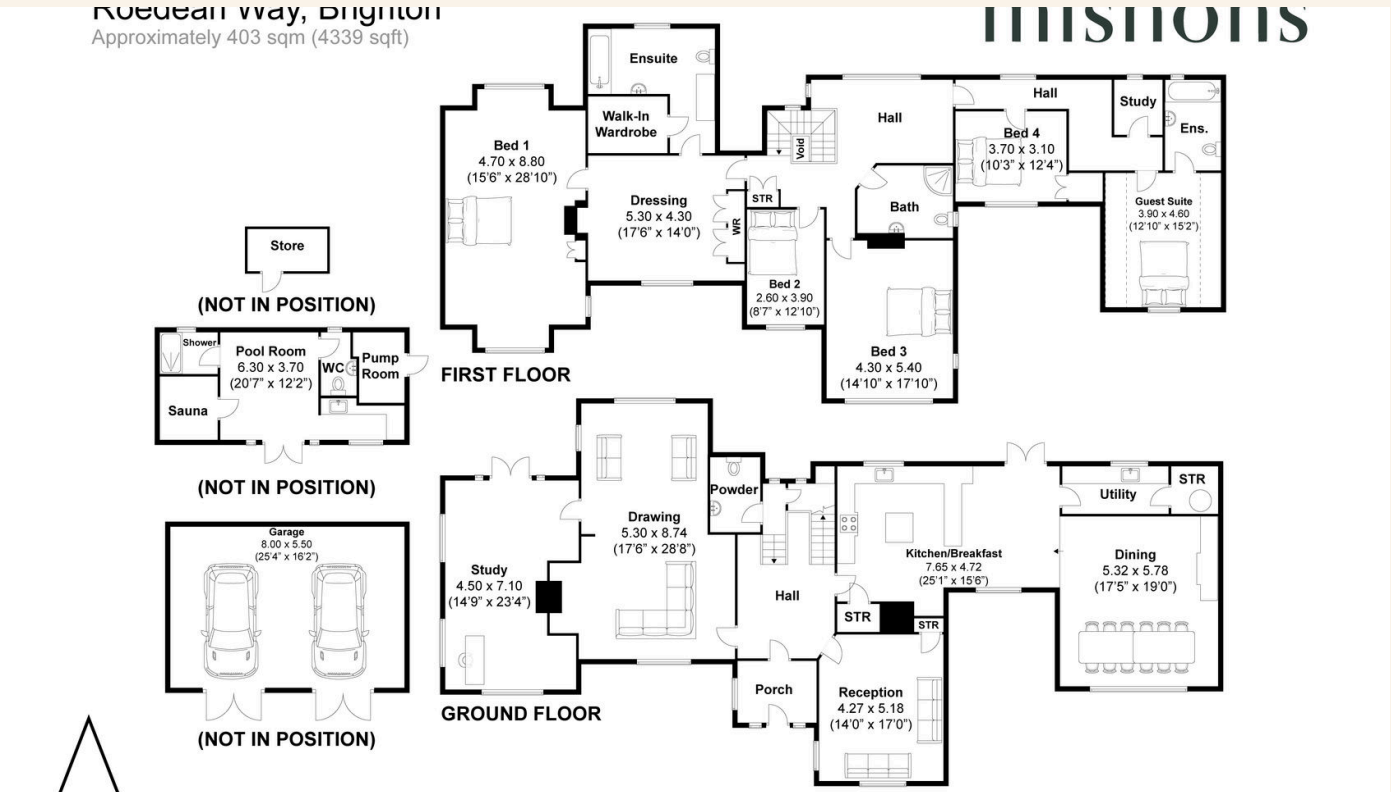




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TOTAL FLOOR AREA:
4339 sq. ft. (403 sq. m.) approx



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Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



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Professional photography



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3. All Measurements are approximate.



Whatever you're looking for...
We'll help you find it.

✉ harry@mishons.com

☎ 07495 69 51 20

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

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