



*Roedean Way*

Brighton, BN2 5RJ

mishons

***A substantial and highly individual contemporary residence positioned on one of Brighton's most sought-after coastal roads, commanding uninterrupted views across the English Channel.***

Extending to approximately 6,300 sq ft, the house has been comprehensively remodelled and reconfigured by the current owners in collaboration with architect Scott Theobald. The result is a carefully considered home, where architectural clarity, material quality and long-term liveability sit in quiet balance.

The house presents with a composed, architectural frontage, opening into a central entrance hall defined by Lazenby polished concrete flooring, clean lines and a bespoke solid oak staircase. From the outset, there is a clear sense of scale, light and proportion.

The core of the house is arranged around a remarkable double-height living space, where full-height Fineline glazing forms a near frameless elevation to the sea. This is a room designed to capture light throughout the day, with uninterrupted sightlines extending out to the horizon.

The adjoining kitchen and dining area is deliberately understated yet exceptionally well specified. Bespoke cabinetry is paired with a full suite of Gaggenau, Sub Zero and Miele appliances, with generous preparation and entertaining space arranged around a large central island.

The connection between kitchen, dining and living space is seamless, allowing the house to function equally well for both day-to-day living and larger scale entertaining.

A secondary sitting room provides a more enclosed, relaxed setting, opening directly onto the south-facing terrace which spans the width of the house.

To the rear, a cinema and media room incorporates an Epson projection system and integrated audio, with direct access to the garden. A separate study area is positioned alongside, offering a discreet working environment.

**▶ *Asking Price* £4,000,000**

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### ***Bedrooms & Accommodation:***

The first floor is arranged around a generous landing, with five double bedrooms and four bathrooms. Several rooms benefit from direct access to private terraces, reinforcing the relationship between internal space and the surrounding landscape.

The top floor is dedicated entirely to the principal suite. This is a notably private space, comprising bedroom, dressing room and en-suite, with direct access to a substantial south and east-facing terrace. From here, the views extend across the coastline, Roedean School and towards the South Downs.

### ***Gardens & External Space:***

A generous south facing garden extends from the principal terrace, creating a natural continuation of the main living space. To the rear, more private gardens offer a quieter and more sheltered environment.

The elevated position ensures a strong sense of privacy, with open views across the surrounding landscape and towards the sea.

Terraces at ground, first and second floor levels further enhance the relationship between the house and its setting. Oriented to the south and east, they provide a sequence of outdoor spaces that capture light throughout the day, suited to both quiet daily use and more considered moments of relaxation.

### ***Parking & Garaging***

The property is set behind electric gates, opening onto a generous driveway providing ample off street parking. A double garage offers secure garaging and additional storage.



### ***Practicality & Infrastructure:***

The house is equally well considered from a practical perspective, with a large boot room, utility space and substantial garage provision. Energy efficiency and long-term performance were integral to the design, including:

- Air source heat pump (recently serviced)
- Whole-house heat exchange system
- Underfloor heating across the ground floor
- 4kW solar array
- High performance insulation and external thermal envelope

### ***Specification & Detail:***

- Throughout the house, considerable attention has been given to materials and finish:
- Minimal frame Fineline glazing maximising light and outlook
- Lazenby polished concrete floors across the ground floor
- Wide Douglas Fir flooring by Pur Natur to principal living areas
- Custom joinery and furniture by Mark Henley
- Porcelanosa tiling, with bespoke ceramic finishes to selected spaces
- Vola brassware throughout
- Rako lighting control system
- Integrated Sonos audio across the house

### ***Location:***

Roedean is widely regarded as one of Brighton's most sought after coastal settings, valued for its elevated position, far reaching sea views and sense of quiet seclusion. The area is also home to two of the country's leading schools, Roedean and Brighton College. With the South Downs to the rear and the Channel beyond, the setting provides a natural backdrop that defines both the house and the lifestyle it offers.





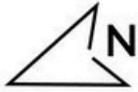
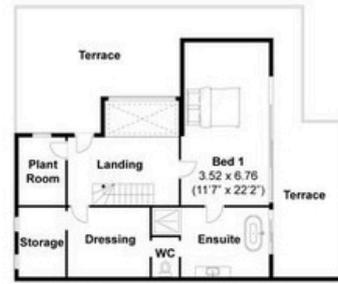
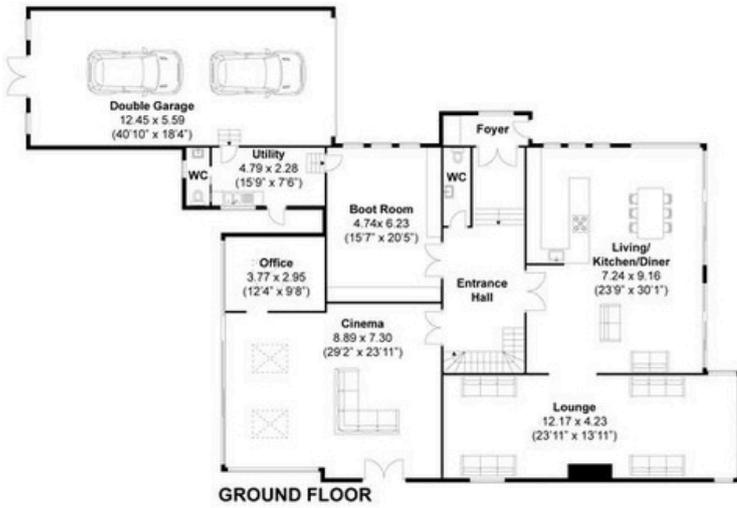


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TOTAL FLOOR AREA:  
6319 sq. ft. (587 sq. m.) approx



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.





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