



Roedean Crescent, BN2

£1,490,000

ASTON
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EXQUISITE

INTRODUCING

Roedean Crescent, BN2

3 Bedrooms | 2-3 Reception Rooms | 3 Bathrooms | 2288 Sq Ft |
Garden & Balcony

Driving east along the coast from Brighton & Hove, you arrive in Roedean, a prestigious coastal suburb of the city, characterised by substantial homes on large plots, looking out over the sea from their clifftop position. This three-bedroom house is no exception, enjoying uninterrupted sea and Marina views from its south-facing garden, sun terraces, and principal rooms.

Occupying an impressive plot of over 10,000 sq ft, the property sits centrally on an almost triple-fronted aspect, with approximately 45 metres of frontage to the road. There is also a private driveway with space to park two vehicles comfortably.

While already a generous and elegant home, plans have been drawn up to renovate and extend the property, adding a second floor to include two further bedrooms and a third bathroom. In addition, the ground floor would be reconfigured and a lower ground floor gym created with garden access. If this is of interest, please ask the agent for sight of the architect's drawings.

For families, both Roedean School and Brighton College and Prep are within easy walking distance, as is the Montessori school, and transport links are excellent with Brighton Station accessible in minutes by bike, bus, or car. The South Downs National Park is also on your doorstep for dog walking and hiking, while Brighton's Marina is visible from the house for those requiring mooring for boats.





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The coast road between Kemptown and Ovingdean has an air of exclusivity, led by its unique position between the South Downs and the South Coast. These homes sit surrounded by greenery, fresh air and open sea views, giving them the best of both worlds. While properties in this area come in a range of architectural styles, this house bears the quintessential elements of a 1930s country manor with decorative gables, wooden beams and leaded light windows. It is a handsome home set back from the road behind a neat brick wall and mature trees which give privacy from the street.

Stepping in through the front door, you are welcomed into a generous entrance hall with access to the ground floor cloakroom/WC and under stairs storage. The scale of the house becomes apparent with a line of sight through the reception room to the seascape beyond the garden. While the potential for modernisation is clear, some classic Neo-Tudor features remain, such as oak beamed ceilings and floors.

Versatile and spacious, there are two main reception rooms with a southerly aspect and garden terrace access. Wood flooring and beams feature in both, while the main living room is triple aspect running the depth of the house with defined areas for relaxation and formal dining. Glazed doors link through to a summer room with panoramic coastal views which would be ideally used as a gym, workspace or seasonal dining room, depending on need. During winter, the fireplace is open, bringing warmth and atmosphere to cooler evenings, while the fireplace in the formal dining room adjoining the kitchen is simply decorative.





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Another generous room, the kitchen has a 'modern country' feel with cream timber cabinetry fitted with a dresser and marbled effect worktops, as well as a separate pantry. It offers plenty of storage solutions alongside an integrated oven and hob, while the dishwasher and fridge freezer are seamlessly fitted in but freestanding. Next door, the utility room has space for two machines.

French patio doors open to the terrace, so you can spill outside for summer drinks and dinner as the sun sets over the horizon. It is peaceful out here below starry skies which seem brighter due to the lack of light pollution.

Within the current architect plans, the layout of the ground floor is not massively altered, just opened up and modernised with additional glazing to the walls and the southerly elevation to take full advantage of the natural light and views.





Wrapping around the property on its south and westerly sides, the garden is vast with areas of lawn for children to play, bordered by mature evergreen shrubs and manicured plants which add to the feeling of privacy. A secluded patio area sits on the easterly side. Close to the house, a deep stone terrace is ideally placed for dining alfresco or sunbathing, while a second sun terrace is accessible from the first-floor principal bedroom, where the views only improve with the additional elevation. From the upper levels, you can spy the sails and masts of the boats moored in Brighton's marina, sitting below open skies, ever-changing with the time of day and the seasons.





From the first-floor galleried landing there are three double bedrooms with sea views and a southerly aspect sharing two bathrooms. Each of these rooms feels homely, light and spacious – with the principal room also enjoying direct access to the sun terrace and ample built-in wardrobe space. There is huge scope up here for further modernisation. While the bathrooms are in fine fettle with gleaming tiles, powerful shower and a bath with traditional fittings, it is in these rooms where the most value could be added.





Vendor's Comments:

"This house has been a fantastic family home for us for many years. It is an amazing house for entertaining, particularly during summer when the garden and terraces become an extension of the space, but also for large, festive family gatherings in the reception rooms. We have seen the regeneration of several properties in the area, so we understand the huge potential houses of this size have to bring them shining into the 21st century. We had the plans drawn up to show the property's potential. We hope the new owners create an incredible space to be enjoyed for many years to come."

Education:

Primary: St Margarets's CofE, Our Lady of Lourdes RC

Secondary: Longhill High, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, MET, Varndean Sixth Form

Private: Roedean School, Brighton College & Prep, Montessori School, Lancing College

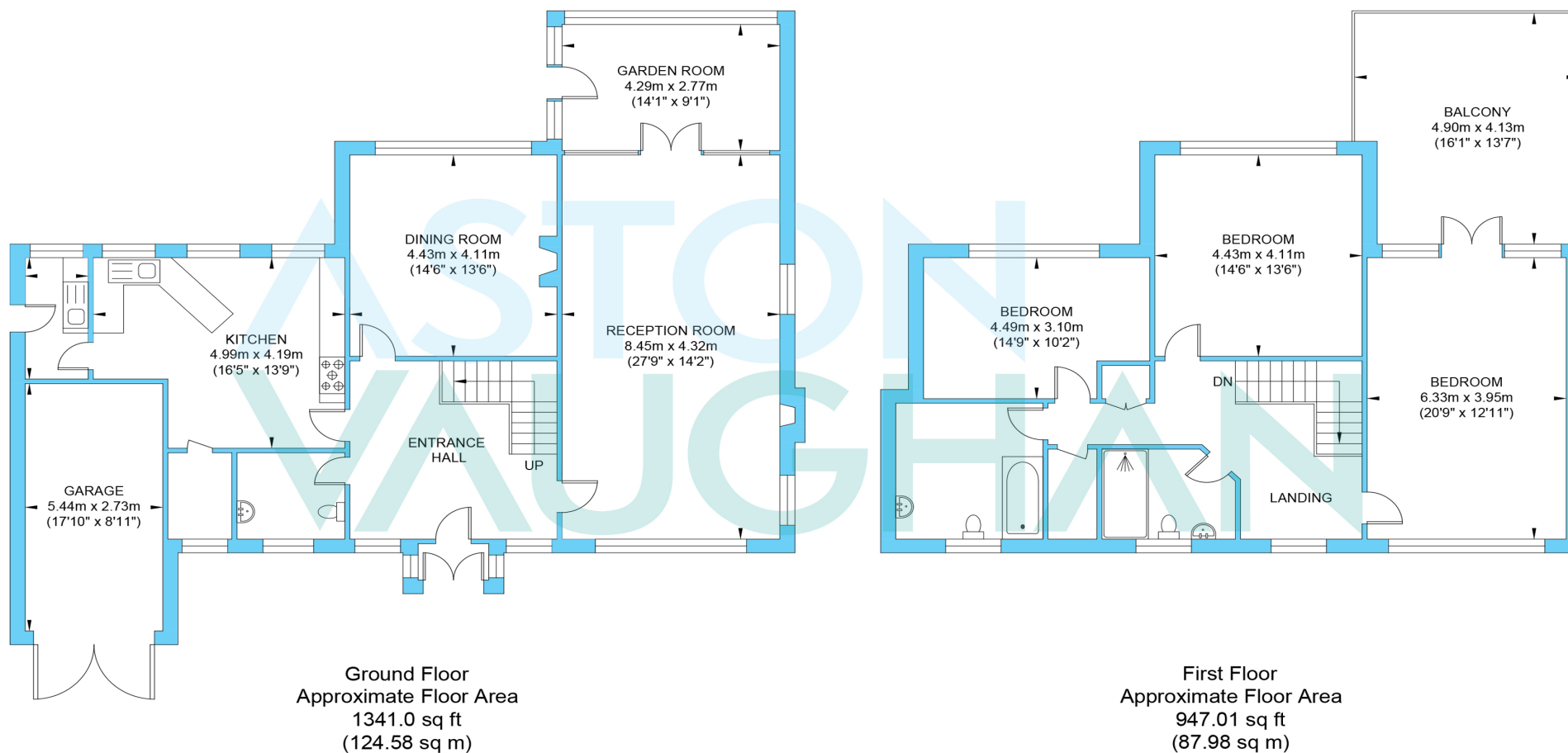
Good to Know:

This stunning property is just a stroll from the fashionable Kemp Town Village which hosts the hospital and highly acclaimed schools including the award-winning Brighton College. Brighton's famous Marina is a few minutes away with a myriad of restaurants to choose from as well as a cinema, a health club and a casino. The law courts and Amex Business Centre are also nearby, as are the Downs, East Brighton Park and 72 par golf course. It is also close to several bus routes serving the city centre, the coast and Brighton Station, with its fast links to Gatwick and London, and for those who need to commute by car, the A23 and A27 are both readily accessible.

Only slightly further afield are the colourful streets and bustling cafés of Brighton's North Laine, a 10-minute drive away, and the South Downs are quite literally on the doorstep for hikers, cyclists, horse riding and dog walks.



Roedean Crescent



Approximate Gross Internal Area = 212.56 sq m / 2288.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.