

FREEHOLD



House - Detached (EPC Rating: E)

**COASTGUARDS, 8 ROEDEAN WAY,
BRIGHTON, BN2 5RJ**

£3,400,000

**ASTON
VAUGHAN**
Sales and Lettings



7 Bedroom House - Detached located in Brighton

Coastguards, a magnificent Hamptons-style residence with panoramic Channel views, offers an exceptional living experience. This sun-drenched property boasts 5,600 sq ft of elegant rooms, including a spacious six-bedroom main house and a luxurious one-bedroom annexe with a private entrance and patio - ideal for multi-generational living. The stunning glass atrium, soaring five meters high, welcomes guests into a contemporary masterpiece with twin reception rooms, a home office, and a cinema room. The spectacular kitchen diner overlooks the secure garden, allowing for seamless indoor-outdoor living. Upstairs, each of the six tranquil bedrooms features an ensuite bathroom, with the principal and guest suites opening onto balconies offering breathtaking sea vistas.

In one of the most sought-after positions in the exclusive Roedean area, this exquisite twin-gabled abode stands as a testament to architectural brilliance. Its facade, adorned with New England Cedar weather boarding, boasts a breathtaking central glass atrium that floods the interior with light. The attention to detail and commitment to craftsmanship are clear in this building's stunning transformation, creating a one-off home that seamlessly blends coastal charm with contemporary elegance.

As you enter, the impressive atrium fills the ground floor with sunshine, creating an unforgettable first impression. The attention to detail is evident in the underfloor heating that ensures a cozy ambiance, complemented by a discreet guest cloakroom. The family living room and formal reception room are havens of tranquility and sophistication, both graced with southerly views towards the sea. Ample proportions and a child-safe bio-ethanol fireplace in the family room provide a cozy focal point.

Across the hall, the cinema room offers a unique experience! All fitted out and ready to go. And there is still room for customisation, subject to negotiation. At the rear, the spacious kitchen boasts an impressive length of 32'2 (9.82m) and features expansive 6-meter sliding doors that seamlessly connect the interior to the garden, creating an ideal setting for both grand gatherings and daily living.

Beyond the kitchen, the rear garden provides a serene oasis with picturesque sea views from the top. A secluded dining terrace adjacent to the house offers a shaded retreat and the garden is

meticulously landscaped in a classic country style, featuring an array of greenery including Buxus, lavender, and Maguerite daisies, complemented by fragrant climbers such as clematis and Annabelle hydrangea. What's more, the expansive lawn is ideal for children and pets.

The first floor of this residence features a grand landing area with panoramic views through the atrium to the sea. This versatile space offers ample room for entertaining guests, a second reception room, or a music room. The primary suite occupies the southwest corner, providing unparalleled privacy and breathtaking water views. Spanning 18'7' x 16'9', this spacious sanctuary boasts dual-aspect windows, a private balcony with uninterrupted vistas, and a luxurious en-suite bathroom complete with underfloor heating, twin hand basins, and a modern design aesthetic. At the opposite corner, the guest suite offers similar amenities, including French doors to a balcony and a spa-like en-suite bathroom. Two additional bedrooms are situated on the same floor overlooking the garden to the rear, all offering en-suite shower rooms and ample space. The top floor boasts two further en-suite bedrooms with views across the Channel.

On the ground floor, an attached but self-contained one-bedroom apartment offers a private entrance, off-street parking, and generous outdoor space, providing flexible living options for guests, family, or inter-generational living.

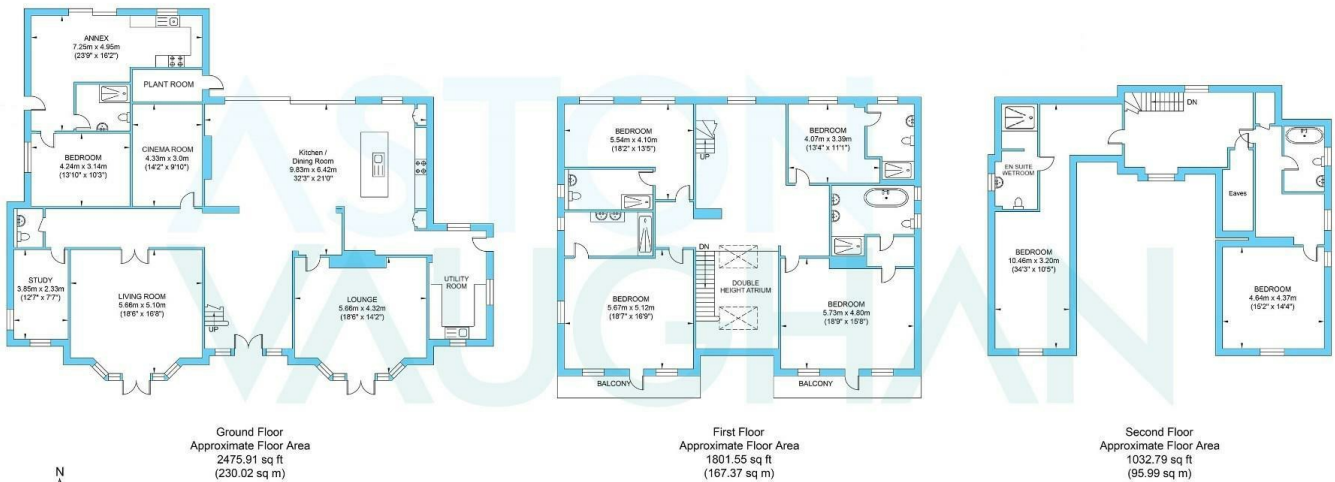
This residence boasts an enviable address a short walk from the Marina with its state-of-the-art health club, cinemas, a bustling casino, and a selection of



waterfront eateries. The renowned cultural hub of the city, with its picturesque lanes and al fresco lifestyle, is just a short taxi ride away. Renowned educational institutions, both public and private, are situated within easy reach, providing exceptional academic opportunities. The historic coastal village of Rottingdean, with its charming High Street and secluded beach, offers a tranquil retreat. Cycling enthusiasts will delight in the scenic Undercliff pass. With Brighton Station offering convenient access to Gatwick and London via car, cab, or bus, this abode caters seamlessly to the needs of commuters, families, and couples of all ages.



Roedean Way



Approximate Gross Internal Area = 520 sq m / 5,600 sq ft

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

Council Tax Band

E

Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.