

FREEHOLD



House - Detached (EPC Rating: B)

38A ROEDEAN ROAD, BRIGHTON, BN2 5RA

£1,400,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Detached located in Brighton

Nestled in the prestigious Roedean area within a private, gated complex, this stunning new build offers breathtaking coastal views, high ceilings, and floor-to-ceiling windows that frame the English Channel. The glamorous 6-bedroom house features a modern design with generously proportioned rooms and a neutral color palette, creating a stylish and comfortable living environment. The home's layout spans three floors and centers around a central staircase, ensuring a natural flow with main living areas oriented to the south. The property includes a south-facing terrace, a serene landscaped garden, abundant multi-level outdoor space, and secure off-street parking.

Energy-efficient features such as thermal glazing, 87% airtight construction, and an air source heat pump are integrated into the design. Additionally, the home boasts underfloor heating and high-speed fiber optic internet. Located approximately 10 minutes from the city center, the house is close to excellent schools like Roedean and Brighton College. Brighton Station, offering direct trains to Gatwick and London, is a 10-15 minute drive away, while the Royal Pavilion, the famous Lanes, and the Amex Stadium are all easily accessible.

This property instantly impresses, set in an exclusive gated enclave in the highly coveted Roedean area with stunning coastal vistas, secure off-street parking, and multi-level outdoor spaces including south-facing terraces.

Designed to impress, this modern coastal property features high ceilings and expansive floor-to-ceiling windows to make the most of the views. The spacious rooms and contemporary design, enhanced by a neutral color scheme, create an elegant and inviting atmosphere. The home spans three floors, with a central staircase ensuring a smooth flow, and main living areas positioned to the south for the light.

The property includes an open-plan kitchen / living / dining area, a family reception room, a utility room, four bedrooms (with the main bedroom boasting an en-suite bathroom), two family bathrooms, and an additional W/C. The fully landscaped outdoor spaces are spread across three levels, providing secure parking for two vehicles and additional communal parking within the gates.

Equipped with advanced insulation, an air-source heating system, thermal glazing, and high-speed fiber-optic internet with speeds up to 1Gbps, this coastal home is incredibly eco and energy efficient all year round.

A spacious family sitting room at the front features sliding patio doors that open to the landscaped front garden. The utility room, with side access, is perfect for storing outdoor

gear. The first floor hosts the open-plan kitchen and dining room, a welcoming space with striking floor-to-ceiling windows and a sunny terrace. The fully fitted German kitchen combines natural wood and synthetic materials, and includes underfloor heating and integrated Siemens appliances, including a boiling water tap. An island unit offers a casual breakfast area and extra storage. A convenient cloakroom is accessible from the hallway.

Four double bedrooms are situated on the ground and second floors. The main bedroom suite features a modern en-suite bathroom with a bathtub, walk-in shower, and double vanity sink. The adjacent family bathroom mirrors the contemporary design, with another bathroom suite centrally located on the ground floor, all benefiting from underfloor heating.

Outside

The property includes a private patio accessible from the ground floor utility room and the fourth bedroom. A beautifully landscaped rear garden offers spectacular views over East Brighton Golf Course and the South Downs. The south-facing terrace off the kitchen is ideal for alfresco dining. Secure parking includes two private off-road spaces.

Location guide

Situated in the ever-popular suburb of Roedean, the home offers panoramic views of the sea and the Marina - with its restaurants, bars, cinema, and shops. The location provides easy access to the South Downs and the undercliff walk from the marina to Saltdean. The vibrant city of Brighton is within easy reach, as are the renowned schools Roedean and Brighton College, making this home perfect for families.

Education:

St Mark's Primary, Our Lady of Lourdes
Varndean High School, Dorothy Stringer
Varndean 6th Form College, MT, BHASVIC
Private Schools: Roedean, Brighton College, Brighton
Waldorf, Brighton Girls, Lewes Old Grammar School,
Lancing, Bede's

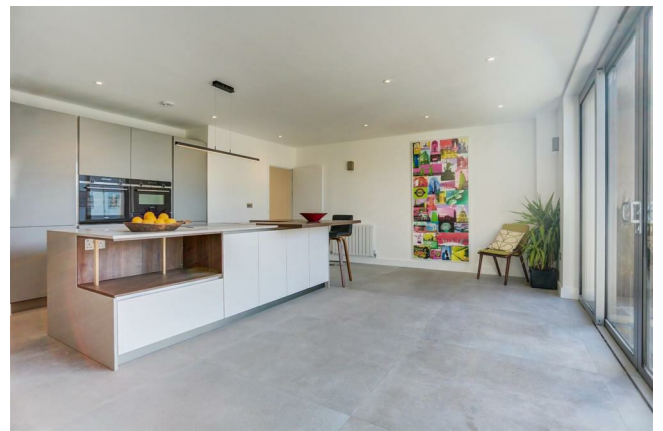


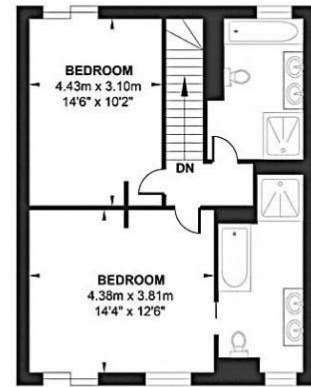
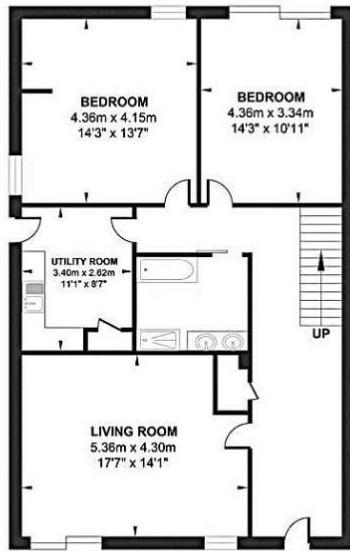
Location Guide:

Close to the beach and Marina with its health club, cinemas, casino and waterfront restaurants, Brighton's Royal Pavilion and cultural heart of the city's is about 5-10 minutes by taxi. Brighton's station direct trains to Gatwick and London are easy to reach by car, cab or bus and there's a friendly local high street, too. Award winning schools, including Roedean, Brighton Waldorf and Brighton College are just minutes away. A choice of parks with playgrounds and sports facilities are nearby, a 72 par golf course and access to the Downs are easily accessed as is the coastal village of Rottingdean with its popular primary schools and characterful High Street.

Vendor's Comments:

"In a stunning setting, the views change every day. The house is beautifully designed to make the most of the stunning setting and although it is like stepping into a painting and every room has a designer finish, it is also a family friendly, comfortable home to enjoy with large, light rooms and at the top, we are very quiet and private. The house has great energy management for a high eco code, so the house is always warm. The location is great for getting into or out of the city and friends can travel easily to us either by car or train, and if you have a busy lifestyle, the house is a secure lock up and leave."



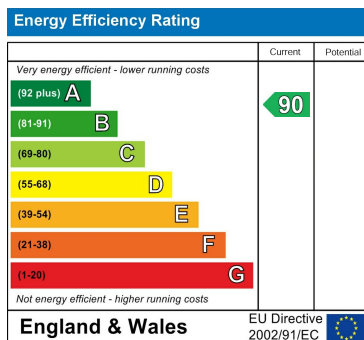


Approximate Gross Internal Area = 210.97 sq m / 2270.86 sq ft
Illustration for identification purposes only. Measurements are approximate. Not to scale.

Council Tax Band

B

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.