



Roedean Terrace, BN2
£875,000

ASTON
VAUGHAN

INTRODUCING

Roedean Terrace, BN2

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms
1079.93 Sq Ft | Garage & Garden |

The homes of Roedean Terrace offer home seekers and landlords the chance to invest within a prestigious neighbourhood without spending a multi-million-pound budget. They are completely unique within the city, perched above the clifftop looking out over Brighton Marina and the English Channel benefitting from exquisite sea views to the south framed by ample glazing which floods their calm interior spaces with an ethereal natural light.

This house with three bedrooms and a generous ground floor for entertaining, is well-presented throughout, enjoying two sunlit gardens and terraces which become wonderful extensions of the home during the warmer seasons. It has been expertly maintained by the current owners allowing you to move straight in with ease, yet there remains some scope for further modernisations, to include a loft extension which would add value with additional bedrooms (subject to planning consents).

For families, both Roedean School and Brighton College (and Brighton College 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 world-famous Marina is visible from the house for those requiring mooring for boats.

Driving along the coast road from Brighton, the rolling hills of the South Downs sweep down from Brighton Racecourse to meet the coast, with Roedean Terrace perfectly placed between the green and the blue. Approached from the south, this house is set elevated slightly on the hill behind grassy verges and a forecourt leading to the detached double garage. Steps lead up past the green and leafy, private front garden and sun terrace to the house which takes full advantage of the southerly light with a gloriously wide bow window on its fresh white façade.

Stepping inside, the house feels deceptively spacious with a double opening from the entrance hall into the living room where pale carpets and white walls serve to brighten the interior. Dark wood panelling reveals useful storage and is a nod to the original 1930s heritage of the house, adding character and charm. There are clearly defined areas for formal dining and relaxed seating which can spill outside to the decked terrace during summer for alfresco dining.









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To the rear, the kitchen offers a second sociable space with a breakfast bar for informal dining. Modern country style cabinetry sits above terracotta floor tiles, with space for freestanding appliances to include a gas cooker, dishwasher, washing machine and an under-counter fridge and freezer which may be available by separate negotiation. A separate cloakroom/WC completes the ground floor.

Steps rise from the rear kitchen door to the rear garden which offers a private oasis and a safe space for children or animals to play without access to the road. It is currently low maintenance, but it has potential for further landscaping where plants thrive in the southerly sunshine.

Returning inside, there are two charming double bedrooms on the first floor, alongside a roomy single, ideal as a nursery or home study if working from home. The decoration is restful and light with wide picture windows framing exceptional sea and sky views from the principal bedroom and single bedroom which are a joy to wake up to and are ever-changing with the seasons and time of day. Sunrise and sunset are particularly breathtaking, and stars light up the sky at night due to minimal light pollution. Bedroom two has peaceful garden views and all three rooms share use of a well-appointed bathroom with a shower over the bath.





Vendor's Comments:

"These are such unique homes with the most amazing views. We fell in love with the house and the location, being able to walk onto the Downs and pop down to the glorious beaches this side of the city. The city – and particularly Kemptown, remain easy to access for entertainment, schools and transport links, so you get the best of all worlds living here."

Education:

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

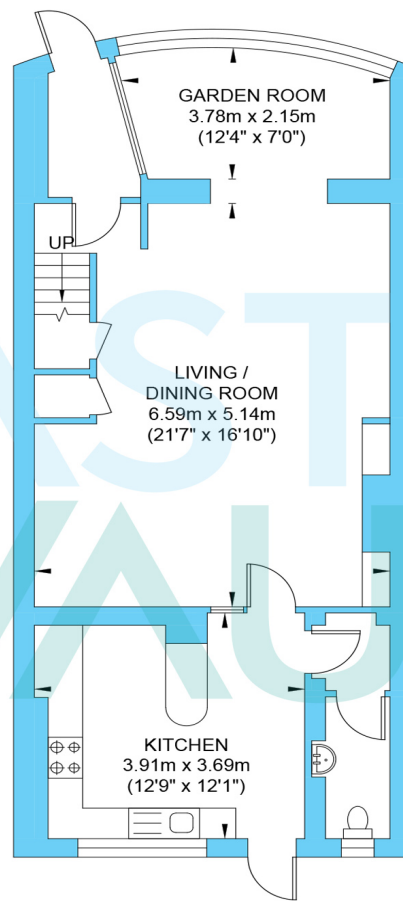
Secondary: Longhill High, Cardinal Newman RC Sixth Form
Colleges: BHASVIC, Newman College, MET, Varn-dean Sixth Form

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

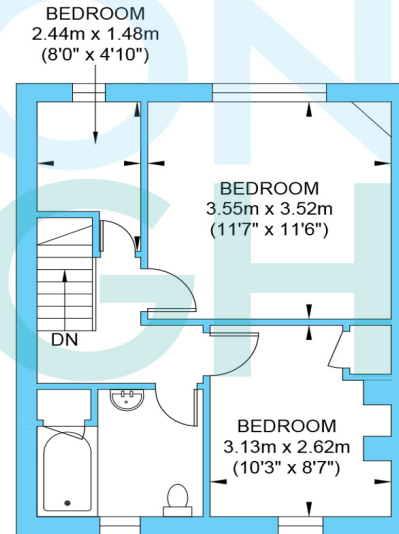
This stunning property is just a stroll from the fashionable Kemp Town Village which hosts the hospital and highly acclaimed schools including the awardwinning Brighton College. Brighton's famous Marina is a few minutes away with a myriad of restaurants to choose from as well as a cinema, a health club 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.

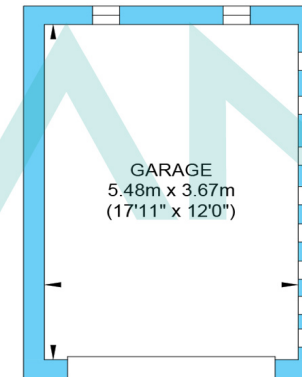




Ground Floor
Approximate Floor Area
706.32 sq ft
(65.62 sq m)



First Floor
Approximate Floor Area
373.61 sq ft
(34.71 sq m)



Garage
Approximate Floor Area
216.46 sq ft
(20.11 sq m)



Approximate Gross Internal (Excluding Garage) Area = 100.33 sq m / 1079.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.