



The Cliff, BN2

£450,000

ASTON
VAUGHAN

INTRODUCING

The Cliff, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room | 745 Sq Ft | Share of Freehold | Patio Garden

Nestled in the highly desirable Roedean area of Brighton, this exceptional two-double-bedroom apartment presents a rare opportunity for discerning buyers. Offered with vacant possession and a share of the freehold, this property is a true turn-key solution, ready for immediate enjoyment.

Upon arrival, you are greeted by a private entrance, offering a sense of exclusivity and convenience. Step inside to discover a beautifully presented interior, characterised by wonderful natural light and impressive high ceilings that enhance the feeling of space and grandeur throughout. The heart of this home is undoubtedly the large, open-plan living space, meticulously designed to offer both comfort and versatility. This expansive area provides ample room for both relaxation and dining, making it perfect for entertaining guests or simply unwinding after a long day. The seamless flow between living, dining, and kitchen areas creates a contemporary and inviting atmosphere.

Both bedrooms are generously proportioned double rooms, offering peaceful retreats with plenty of space for wardrobes and additional furniture. The apartment is complemented by a well-appointed bathroom, finished to a high standard, ensuring a luxurious experience. Fitted with new double-glazed windows throughout, every detail within this property has been carefully considered, resulting in a home that is both stylish and practical.

One of the significant advantages of this apartment is the inclusion of offstreet parking (with EV charger), a highly coveted feature in Brighton, providing convenience and peace of mind. The share of freehold further adds to the appeal, offering greater control and a sense of ownership over the building's management.

The Roedean location is renowned for its tranquil surroundings, offering a perfect balance of coastal living and easy access to Brighton's vibrant city centre. Residents can enjoy proximity to the seafront, local amenities, and excellent transport links, making commuting straightforward. This property is not just a home; it is a lifestyle choice, offering a blend of modern living, convenience, and a prestigious address.

This apartment represents an outstanding opportunity to acquire a high-quality residence in one of Brighton's most sought-after locations. With its wonderful light, spacious interiors, private entrance, and off-street parking, coupled with the benefits of a share of freehold and vacant possession, early viewing is highly recommended to fully appreciate all that this magnificent property has to offer.



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Education:

Primary: St Marks Primary, Our Lady of Lourdes

Senior school: Varndean High School, Dorothy Stringer

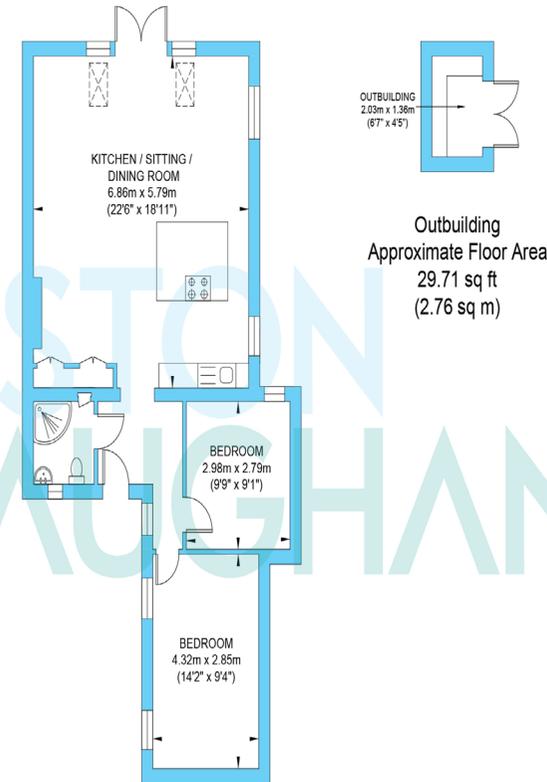
Sixth form: Varndean 6th Form, MET, BIMM, BHASVIC

Private school: Roedean, Brighton College, Brighton Waldorf, Brighton & Hove High

Location:

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.

The Cliff



Ground Floor
Approximate Floor Area
745.40 sq ft
(69.25 sq m)

Outbuilding
Approximate Floor Area
29.71 sq ft
(2.76 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 69.25 sq m / 745.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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