



North End House, Rottingdean, BN2  
Offers in Excess of £4,000,000

**ASTON**  
**VAUGHAN**  
EXQUISITE



## INTRODUCING

# North End House, Rottingdean, BN2

- 8-bedroom, 5-bathroom Grade II Listed Georgian Mansion House in picturesque Rottingdean Village East Sussex
- 1-bedroom self-contained cottage set within 1.23 acres of garden land
- Heated swimming pool, tennis courts, gym within converted stables, outbuildings
- Double garage, electric car charging port, driveway for several cars.
- Exceptional renovation throughout including re-roofing
- Stunning interior design using only the finest craftsmanship and materials.
- Close to Roedean School and Brighton College
- Moments from the beach
- Bordering the South Downs National Park
- Rich history with many famous previous owners and visitors, including painters, authors, artists and playwrights.

Entirely unique and steeped in a rich local history, North End House was built during the late 18th Century as a grand residence and retreat attracting poets, artists and authors seeking a peaceful yet luxurious lifestyle close to both the countryside and the sea. Sitting towards the top of the High Street in Rottingdean, it looks out over the village green and Rudyard Kipling Gardens to the front, while its own glorious gardens rise to meet the South Downs National Park to the rear.







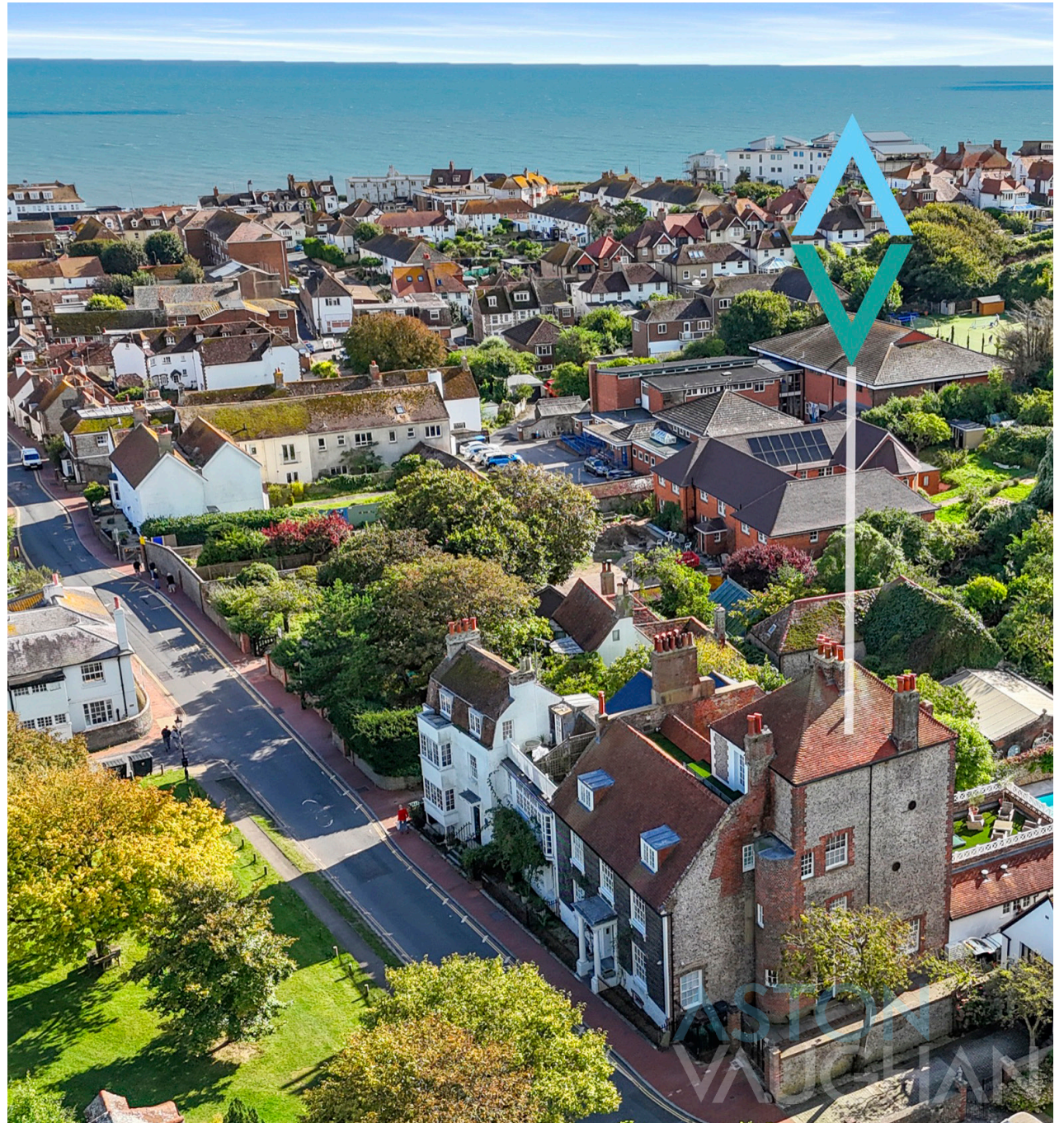


## Introduction

Internally the house has been renovated to exacting standards by the current owners over the last five-years to include a new roof. Bespoke joinery, natural stone finishes, designer wallpapers and a stylish heritage palette are combined with the natural character of the building and its many original Georgian features to create a magnificent space for family time, working from home and entertaining in style.

A spiral staircase rises through each substantial floor on the northerly wing, while split-level butterfly landings on the main staircase invite you to explore along corridors and into every beautifully appointed room, impressing at every turn. The interior design for each space has been carefully considered with both form and function in mind, being careful to retain or reinstate as many original features as possible, including Victorian style sanitaryware in many of the bathrooms, vertical sliding sash shutters to the bedrooms, and original fireplaces throughout. While the house is sheltered within the valley leading down to the coast, the scale of the building ensures the upper floors enjoy far-reaching views over the local landscape to the sea and the rolling hills of the South Downs.

West facing and open to the south, the gardens of this exceptional home span 1.2 acres to include a heated twelve-meter swimming pool, a self-contained one-bedroom garden cottage, double garage, tennis court and several stable rooms, one of which has been converted into a gym. In addition, there are expanses of lawn for children to play, wildflower gardens, historic avenues of trees, an orchard, vegetable garden and hidden seating areas by the pond and hot tub. It is simply magical out here and a dream for families with children of all ages.









### Exterior & Parking:

North End House is attractive on approach with a classically Georgian façade. Polished black mathematical brick tiles are offset by white multipaned window frames and gleaming white Doric pillars on the porch leading up to the main door. To the right, glossy black gates open to reveal a long driveway with space for several cars and a car charging port, alongside a double garage for precious vehicles. Gates open to the rear garden of the main house, but also the garden to the cottage, so it can be completely self-contained from the house if need be. A side door also opens to the boot room – ideal after long muddy walks in the countryside.

### Entrance Hall & TV Room:

Stepping into the house from the front, it is immediately warm and welcoming with an over-size column radiator in the vestibule which can be set remotely to ensure you return home to a cosy house during winter. Wallis & Co's Willow Bough wallpaper sets the tone for the rest of the house, where nature's prints and palettes are a common theme.

To the right, the first reception room invites calm reflection with a wall of book shelving and homely seating. Stairs rise to the upper floors, dressed in coir carpet from Crucial Trading which runs along all landings and staircases as a hardwearing yet stylish floor covering for high traffic zones.

To the left of the entrance, the TV room could have any number of uses as a sitting room, home office with acoustic glass additional glazing which almost entirely blocks out sound from outside.

### Drawing Room, Dining Room & Reception Hall:

Sitting centrally to the house, the reception hall links the main rooms on the ground floor via double doors. This space feels like a room in its own right, with gleaming wood floors running over the threshold to the drawing room, but also with access to the side entrance and a useful ground floor cloakroom (complete with in ceiling speakers). A door also opens to the bottom of the spiral staircase, originally for servants, but now enjoyed by the younger family members as a fast route up to their rooms.

As the largest room in the house, the drawing room is elegant and incredibly spacious with over 50 sq. m. to be enjoyed. Three full height arched French doors open to the garden and pool which becomes a summer extension of the home, while in winter, the whole family can cosy up on sumptuous furnishings by the open fire. It is room which invites entertaining after dinner parties held in the dining room adjoining. A bookcase reveals a door to the cellar where wine can be easily accessed for such occasions.







ASTON  
VAUGHAN



### **Kitchen Breakfast Room:**

Beautifully light and airy with glazing on the southerly and westerly walls, plus a large skylight above, the kitchen has been expertly designed for those with a passion for great food, family time and conversation. The DeVol island sits centrally with seating for several people enjoying informal drinks as you cook. Travertine floor tiles are warm below your feet, picking up the neutral wood tones within the island, while hand-built cabinetry by Plain English is on trend in teal. While marble tops the island, the remaining worktops have the feel of a professional kitchen in stainless steel to complement the extractor fan which spans the ceiling to cover both the Wolf range cooker and Aga which has been converted to electric. For drinks, an integrated Fisher & Paykel drawer fridge is easily accessible and there are two dishwashers – a necessity in any large home.

Tucked away behind the kitchen, a large air conditioned pantry and utility room are hidden from view, although both spaces have been designed to have the same exceptional finish as elsewhere.



### **First Floor Study & Bedroom**

Stepping up to the first floor, there are two further reception rooms on the easterly, street facing side. One is being used as a tranquil space for meditation and reflection, while the other is a spacious study. Many rooms in the house benefit from CAT 5 cabling, so would work as workspaces, and all are versatile depending on the needs of the family. The study room is ideally placed here, however, as it benefits from Jack & Jill access to one of the Principal Bedroom suite's two ensuite bathrooms.









## Principal Bedroom Suite

Spanning the rear of the house on the first floor, the principal bedroom enjoys verdant views over the gardens to the west, which can be admired from the terraced roof terrace accessed from the large dressing room. A vestibule leads through to the main bedroom, where Van Gogh's Almond Blossom wallpaper in coral and gold brings timeless elegance in a chinoiserie decorative style that flows into the first en suite bathroom. TENCEL carpet by Jacaranda gives a silk-like texture that reflects the light beautifully, complementing the warm wood tones. Shuttered French doors also step out to the roof terrace, perfect for a sundowner in the last of the summer sunshine. For added comfort, air conditioning ensures a cool retreat on hot summer nights.

Easthampton marble floor tiles by Fired Earth greet you in the first en suite bathroom where underfloor heating warms your toes. This is found in every bathroom in the house, as are built-in sound systems so you can relax to music or listen to a podcast as you recline in the bath. In here, the Albion bath was handmade to order, while the marble hand basin, mirror and wall lights are by Kallista. A concealed door opens to the spiral staircase from here, and a second door reveals a useful linen cupboard.

The second en suite has a masculine interior with a large walk-in shower and steam room and a monochrome scheme with woodwork picked out in grey to complement the natural patterning in the mosaic marble floor and wall tiles – also by Fired Earth.

## Second & Third Floor Bedrooms & Bathrooms

Coir matting stair runners and Wandle wallpaper by William Morris (possibly a guest of the house during the late 19th Century) continue to the upper floors where there are six further bedrooms and three elegant bathrooms, ready for family or guests. Bedroom eight is the smaller room, which had at one time been reserved to become an en suite bathroom, so it has first fix plumbing underneath its pretty aesthetic should new owners wish to continue with this idea. Each room has its own style; some with bold colour and others with decorative wall papers to suit their inhabitants. One thing they all have in common, however, are the sensational views to be sought through every sash window. To the east is Rottingdean's famous windmill atop the hill, while to the south, a ribbon of sea peeks out beyond the chimney stacks, then to the east. More undulating countryside below open skies. A second roof terrace provides both sea and downland views.









### Self-contained Cottage:

Entirely self-contained and ideal as a party space, or guest accommodation, North End Cottage is deceptively spacious with a vaulted ceiling and a vast living space with ample room to dine, celebrate or simply kick back to relax. Leading out to the pool, it becomes a perfect summer house with kitchen and bar, then when guests come to stay, they have their own private abode. Ted Todd super wide oak wood floorboards run throughout the main space and into the bedroom, whilst the bathroom is styled with Andalucía Morena tiles. Doors open to a private walled garden and through to the gated drive – so it would also be ideal as a space to run a business from where clients can park and enter the workspace without going through the main house. The cottage is also air conditioned to keep it comfortable through the height of summer.





## Gardens, Swimming Pool, Gym & Tennis Court

Encompassing approximately 1.23 acres, the gardens are a treat for the senses, forming a stunning backdrop to the house while becoming a magical wonderland for children to play. For adults too, the Indian sandstone patio surrounding the pool allows for parties, sunbathing in the southerly light and dining alfresco as the sun sets over the hill.

An avenue of lime trees steps up from the pool to a large lawn where children can play ball games amongst wildflowers to attract bees and other essential countryside wildlife. From here, steps lead to the full size, carpeted tennis court alongside a vegetable patch, fruit garden, orchard and green house. Remnants of an original coach house bring architectural shape to the upper section of the garden where the hot tub rests in a private spot below the trees and copses of woodland contain a tree house, pond and secret garden hideaways where the imagination of children can run wild. The original stables have been retained with a teen den in one and a full gym in another, while those remaining are workshops and storage. It would be possible to create a fully fitted gym, yoga space, artist's studio or more up here where it is ultimately peaceful and tucked away from the house.





## LOCATION GUIDE

### Education

Primary: Our Lady of Lourdes RC, St Margarets CoFE

Secondary: Longhill High School, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Varndean College, Newman College

Private: Brighton College, Brighton College Prep, Roedean School

### Good to Know

Built during the late 1700s, this house has some stories to tell. Once the trainline was in place in 1846, the coast became a haven for creative folk looking to escape the Big Smoke, with Rottingdean becoming hugely popular due to its picturesque surroundings and proximity to the louder, brasher party town of Brighton. In 1880, the house was bought by Pre-Raphaelite artist Sir Edward Burne-Jones. He then merged the two into one house, which he named North End House after his London residence, where he lived until his death in 1898. His wife Georgiana was the aunt to Rudyard Kipling who moved to a house opposite North End House, named The Elms. He wrote his 'Just So' stories there and the gardens remain a tourist attraction. In 1920 the house was bought by another artist, Sir William Nicholson, and then in 1923 by Sir Roderick Jones and his wife, the writer Enid Bagnold (1889-1981). She was inspired to write *The Chalk Garden* and *National Velvet* while living there which went on to become a film starring, a then 12-year old, Elizabeth Taylor.

North End House is close to the beach and is just 10-minutes from the fashionable Kemp Town Village which hosts the hospital and good schools including the award-winning Brighton College. The Marina is a few minutes more with a myriad of restaurants to choose from as well as a cinema, a health club and a casino. The law courts and Amex are also nearby, as are the South Downs and a 72 par golf course. It is also close to several bus routes serving the city centre, South Coast and Brighton Station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are both readily accessible- and there is ample parking at the house. A Lido, the Royal Pavilion, arts venues and Lanes of central Brighton are all within a 15-20 minute scenic stroll along the seafront or past the lively bars and restaurants of St James' Street (which hosts Pride) too! Kemptown has plenty of small supermarkets, pharmacies and post offices as well as an al fresco lifestyle and it hosts the hospitals, Amex and good schools including Brighton College. Buses serve the whole of the city of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting possible. For those who need a car, both the A23/27 and coast road are easy to reach.







**Vendor's comments**

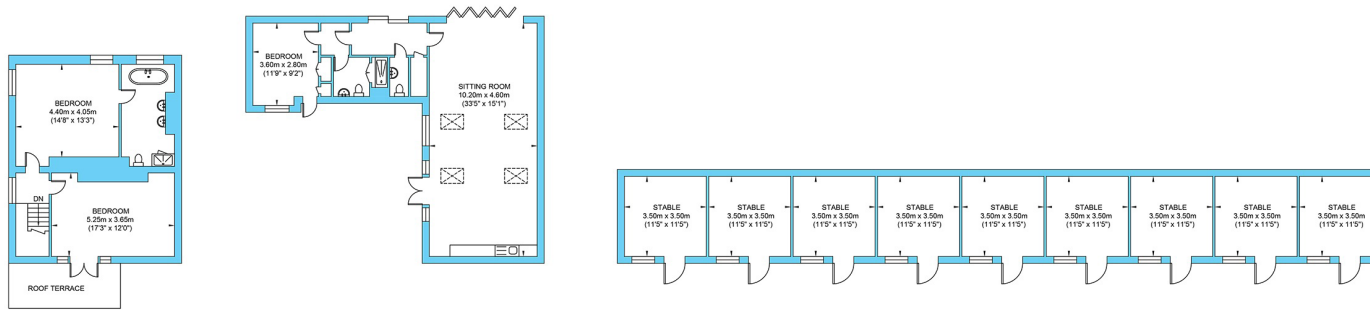
"This is a house you fall in love with as soon as you step through the door. It has real personality with some beautiful features which we have enjoyed celebrating with our own sense of creativity and style. We have also enjoyed entertaining, particularly during the spring and summer when the garden comes into its own.

We are incredibly happy with what we have achieved here, and it has been a real sanctuary for the whole family after spending so much time in London.

We have also gotten to know Rottingdean and the welcoming local community here. The beach is fantastic for the kids in the summer, eating traditional fish & chips, rock pooling in the shallows or sea swimming at high tide. It will be a wrench to let this house go."



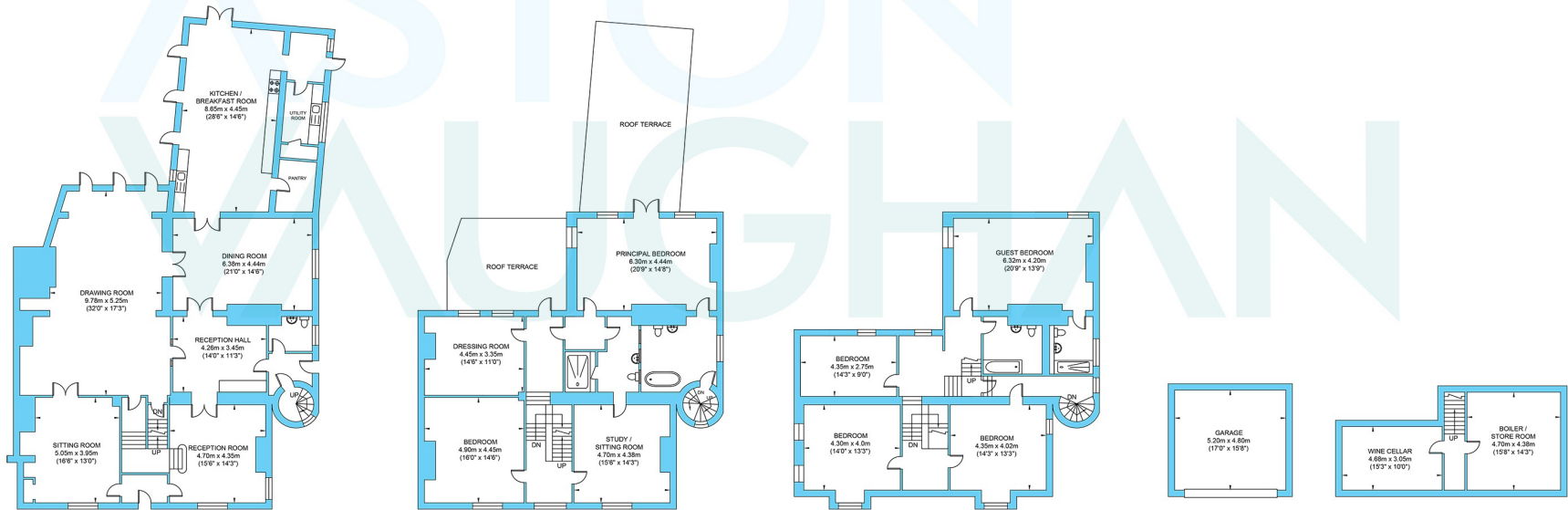




Third Floor  
Approximate Floor Area  
612.14 sq ft  
(56.87 sq m)

Annex  
Approximate Floor Area  
772.63 sq ft  
(71.78 sq m)

Outbuilding  
Approximate Floor Area  
1216.86 sq ft  
(113.05 sq m)



Ground Floor  
Approximate Floor Area  
2548.67 sq ft  
(236.78 sq m)

First Floor  
Approximate Floor Area  
1541.82 sq ft  
(143.24 sq m)

Second Floor  
Approximate Floor Area  
1411.57 sq ft  
(131.14 sq m)

Garage  
Approximate Floor Area  
268.66 sq ft  
(24.96 sq m)

Cellar  
Approximate Floor Area  
432.27 sq ft  
(40.16 sq m)

Approximate Gross Internal Area = 817.98 sq m / 8804.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.