

FREEHOLD



House - Detached (EPC Rating: B)

35 ROEDEAN ROAD, BRIGHTON, BN2 5RA

£2,695,000

**ASTON
VAUGHAN**
Sales and Lettings



6 Bedroom House - Detached located in Brighton

This architect-designed, six-bedroom property in Roedean offers stunning sea views and a prime location between the coast, countryside, and Brighton & Hove. Inspired by Modernism, it features open-plan living, expansive windows, and bespoke craftsmanship throughout. Eco-friendly technologies like zoned underfloor heating and an air source heat pump enhance its efficiency. Perfect for entertaining, the spacious reception room opens to a Terrazzo sun terrace, landscaped garden, and lawn. The property includes a double garage and additional parking for up to three cars behind secure gates.

Roedean is known for its exclusive, substantial homes with sea views, and this property holds a prime position with uninterrupted views over Brighton Marina. Secure remote-controlled gates reveal a parking forecourt for three cars, with additional access from the double garages at the rear. The striking façade features blackened Shou Sugi Ban timber and terracotta tiles around extruded aluminium window frames. A bespoke pivot door leads into an entrance hall that showcases the house's scale and beauty, with large Terrazzo floor tiles and a triple-height stairwell atrium flooding the space with natural light. A bespoke oak staircase with clean lines rises through all three floors, complementing the Mid-Century Modern aesthetic.

The ground floor includes a shower room and a study/TV room with bespoke cabinetry and a desk that offers views of the living space and the sea. The stylish shower room features dark tiles, a glazed shower enclosure, and a bespoke vanity unit. The open-plan living, dining, and kitchen area spans the rear of the house, with German-designed sliding doors that open to the garden terrace. The kitchen, designed by the owners and hand-built by Square One, includes blackened oak units, dark ceramic worktops, and integrated appliances, with additional space for washing machines and a fridge in the utility room. The living area includes space for dining and seating, with modular units along the rear wall for storage.

The garden, designed by a renowned architect, ensures privacy while allowing uninterrupted sea views. The terrace offers space for alfresco dining, with steps leading down to a lawn bordered by flower beds and well-established trees providing shade. Outdoor lighting extends the use of the space into the evening, with views of the marina.

On the first floor, three south-facing double bedrooms

have sliding doors to a full-width balcony with glass balustrades. Each bedroom is finished with engineered oak floors and white walls, and two have en suite shower rooms with high-end fixtures. The family bathroom features a deep bath with a rainfall shower. Bedrooms four and five, located at the front of the house, are versatile spaces, with one soundproofed for use as a music room and the other suitable for a gym or office.

The entire second floor is dedicated to the principal bedroom suite, with a bedroom offering direct sea views, a bespoke oak bookshelf bedhead, and sliding doors to the upper balcony. The en suite bathroom is lined in marble, with a freestanding bath positioned under a remote-controlled roof light. The dressing room is spacious, with bespoke wardrobes and ample storage, which could also serve as a nursery or workspace. Additionally, there are two large walk-in storage rooms, one housing the eco water cylinder.

Vendor's comments:

"We built this house just over three years ago and have found it to be a comfortable, peaceful and easy house to live in. We love to entertain so the space is ideal – particularly during the warmer seasons when the garden comes into its own. We have also enjoyed the close proximity to the South Downs for dog walking and the views of the sea and marina are a joy to wake up to each day. We are looking for our next project now, but we will miss it here as the location is hard to beat and the house is so unique."

Good to Know

Shops: Local 5 min walk, city centre 10-minute drive
Train Station: Brighton Station 15-minute drive or 11 min electric bike ride
Seafront or Park: The South Downs and Beach: 2-minute walk each



EPC: B
Council Tax: G

Closest Schools:

Primary: St Margaret's CofE, Our Lady of Lourdes RC
Secondary: Longhill High, Cardinal Newman RC
Private: Roedean School for Girls, Brighton College & Prep, Montessori School

This stunning property is just a stroll from the fashionable Kemp Town Village, home to the newly opened Soho House, where members can unwind on the seafront in style, as well as the hospital and highly acclaimed schools including award-winning Brighton College. What's more, Brighton's famous Marina is just a few minutes away, offering a myriad of restaurants, 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 a 72-par golf course. The property is well-connected, with several bus routes serving the city centre, the coast, and Brighton Station—providing fast links to Gatwick and London. For those commuting by car, the A23 and A27 are both readily accessible.



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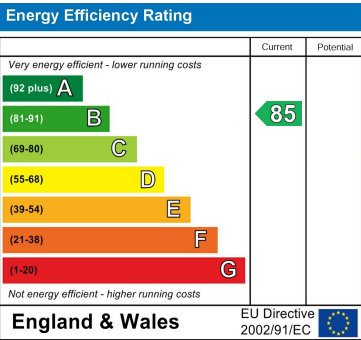
Approximate Floor Area = 345.2 sq m / 3715 sq ft
Garage = 30.0 sq m / 323 sq ft
Total = 375.2 sq m / 4038 sq ft



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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.