



Bazehill Road, BN2

**Asking Price £1,950,000**

**ASTON**  
**VAUGHAN**  
EXQUISITE

INTRODUCING

# Bazehill Road, BN2

5 Bedrooms | 3 Bathrooms | Expansive garden  
3669 Sq Ft | Stunning South Downs and Cricket Ground Views

Tenure: Freehold

A rare opportunity to own a spacious and beautifully designed 5-bedroom detached home in the sought-after village of Rottingdean, just 10 minutes from Brighton. This light-filled family home offers generous living space, an expansive garden, off-street parking, and an integral garage — all set against breathtaking views of rolling countryside and the local cricket ground.

The house is designed for modern living, with a thoughtful layout and high-quality finishes throughout. Downstairs, the inviting entrance hall opens to a spacious living room with a log-burning stove, a versatile family/music room, and a stunning open-plan kitchen-dining space with 6-metre-wide glass doors that perfectly frame the garden and South Downs beyond.









A separate utility room, home office, and a practical boot room with a guest WC complete the ground floor. The kitchen itself is a standout feature, with bespoke Arbor Lane cabinetry, Carrara quartz worktops and premium appliances, including Smeg ovens, a Gorenje hob, and a large central island perfect for cooking and socialising.





Upstairs, five well-proportioned double bedrooms radiate from a central landing. The principal suite offers a dressing area, en-suite shower room, and Juliette balcony with far-reaching countryside views. A further en-suite guest room and a luxurious family bathroom with a freestanding bath and walk-in shower provide comfort and style. Large windows throughout the first floor flood the rooms with natural light, and every bedroom offers its own unique charm and outlook over the gardens or surrounding landscape.





**Vendors' Comments:**

“This has been a very happy family home for many years, watching the children grow. With so much space, we have never felt on top of one another and it’s a fabulous home for entertaining – both inside and out. We love summers in the garden – or the walks on the Downs which is conveniently close. The schools are great and there is so much to enjoy within easy walking distance both Rottingdean Village and the sea”

Outside, the beautifully landscaped garden is perfect for outdoor living and entertaining. A large decked terrace overlooks the lawn and sits next to a charming brick-built summer house — a perfect spot for relaxing or creative use. Beyond a mature hedge, the ‘secret garden’ reveals a timber-built garden room, offering a peaceful retreat with wonderful views across the cricket ground. The mature planting, generous lawn, and scenic backdrop make this garden a true oasis of calm.



## LOCATION GUIDE

Primary: Woodingdean Primary, Rudyard Kipling Primary

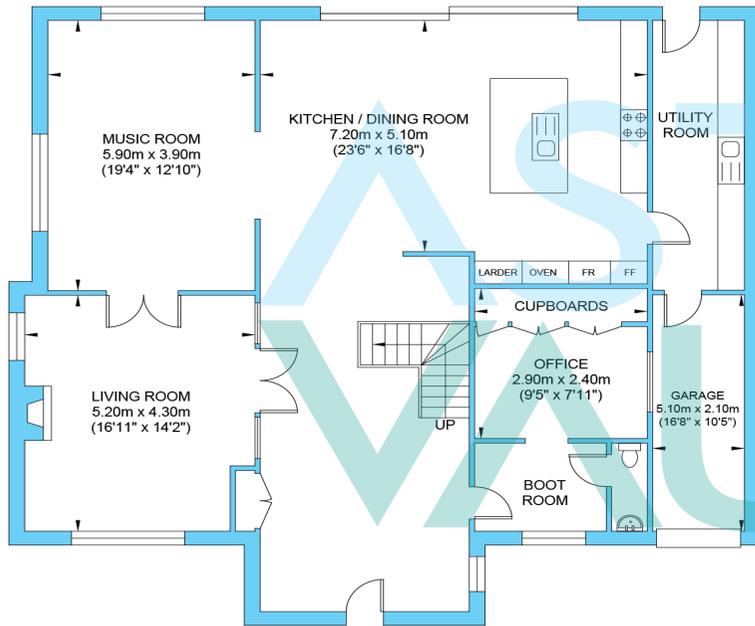
Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Roedean

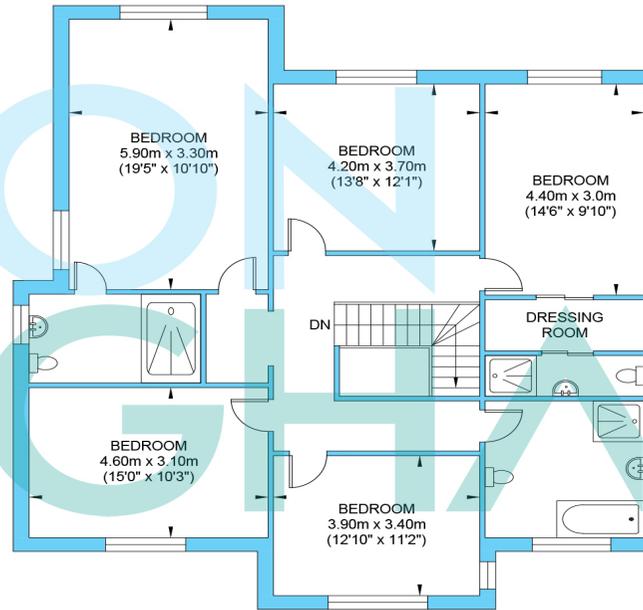
Rottingdean combines the charm of a coastal village with easy access to Brighton, Lewes, and Gatwick. The local High Street, excellent schools, and the beach are all within easy reach, making this an exceptional home in a prime location. Highly regarded independent schools, including Roedean School and Brighton College, are both within a 10-minute drive, making this an ideal choice for families. This is a home that offers space, privacy, and an exceptional lifestyle — perfect for families or those looking for a tranquil escape with all the benefits of city life close by.



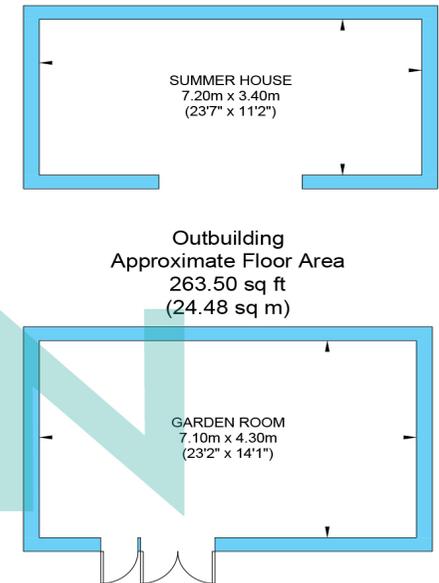
# Bazehill Road



Ground Floor  
Approximate Floor Area  
1672.71 sq ft  
(155.40 sq m)



First Floor  
Approximate Floor Area  
1402.43 sq ft  
(130.29 sq m)



Outbuilding  
Approximate Floor Area  
263.50 sq ft  
(24.48 sq m)

Outbuilding  
Approximate Floor Area  
328.62 sq ft  
(30.53 sq m)

Approximate Gross Internal (Including Garage & Excluding Outbuilding) Area = 285.69 sq m / 3075.14 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.