



Roedean Crescent, BN2

£3,250,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Roedean Crescent, BN2

6 Bedrooms | 5 Bathrooms | 3 Reception Rooms
5054 Sq Ft | Sought-after Roedean area

This exceptional detached home is situated on a highly desirable road, boasting beautifully landscaped gardens to both the front and rear. From its elevated position, the property offers breathtaking views over the sparkling waters of the English Channel to the south and the rolling hills of the South Downs to the north, creating a stunning backdrop that changes with the seasons.

Constructed in the elegant Sussex vernacular style typical of the 1930s, this residence features a charming combination of tile-hung and flint elevations, which not only capture the essence of the local architecture but also provide a timeless appeal. The home has been meticulously modernized to blend its traditional character with contemporary conveniences, making it perfectly suited for today's lifestyle. Among its many upgrades are an advanced alarm system, entry phone access, electric gates for added security, a cozy wood-burning stove for those chilly evenings, and a sleek, modern kitchen outfitted with a range of premium appliances designed for culinary enthusiasts.

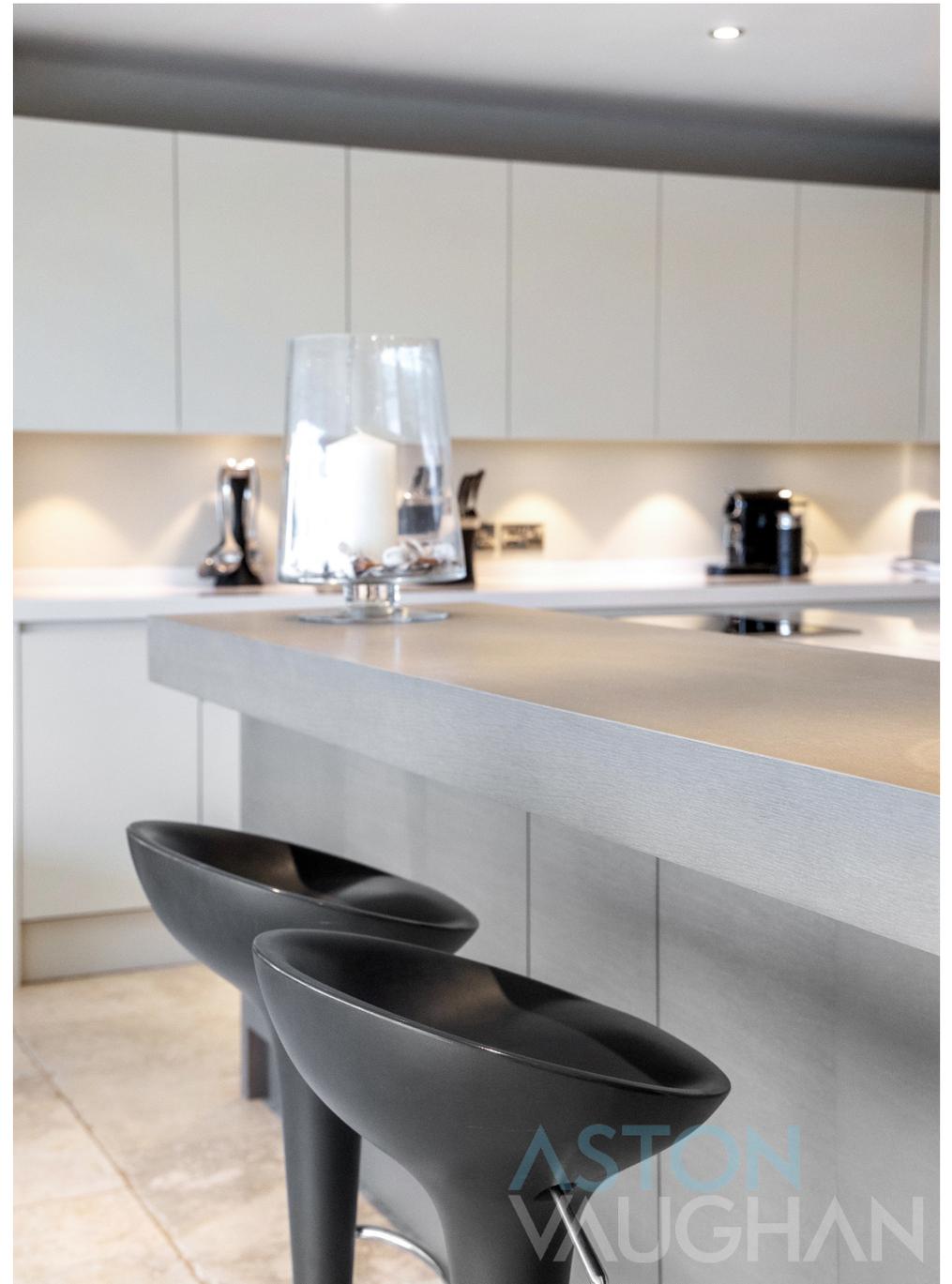
The kitchen is undoubtedly the heart of the home, enhanced by a thoughtful rear extension that creates distinct zones for cooking, dining, and relaxing. Large sliding glass doors open onto a spacious elevated terrace, seamlessly merging indoor and outdoor living, and providing an ideal setting for summer gatherings or quiet evenings enjoying the sunset with a view of the sea.





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The formal entrance opens to a large sitting room, cloakroom and lounge, which leads onto the open plan kitchen and dining room. The second entrance opens to a separate hallway which has access to the lounge, an office, downstairs shower room with WC, utility room and the kitchen. There is also internal access to the garage and a storeroom.





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Spanning over 5,000 sq ft across three thoughtfully designed levels, this home is a perfect haven for large, growing families and those who love to entertain. The diverse reception spaces and generous bedrooms ensure that there is ample room for family members and guests alike. The ground floor features two separate entrances, offering the option to maintain a degree of separation between formal occasions and casual family time. The main entrance welcomes you into a grand sitting room, complemented by a cloakroom and a cozy lounge, which gracefully flows into the expansive open-plan kitchen and dining area.

The second entrance provides access to a separate hallway that leads to the lounge, an office ideal for remote work, a convenient downstairs shower room with a WC, and a well-equipped utility room. This area also includes internal access to the garage and a storeroom, adding to the home's practicality. On the first floor, you will find five spacious bedrooms, two of which feature luxurious en-suite bathrooms. Additionally, two family bath/shower rooms ensure that convenience is prioritized for busy mornings or guests. The second floor reveals a further bedroom or loft space, brimming with potential for further development or customization, allowing you to tailor the home to your family's needs.





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The property is set on an elevated plot along this sought-after road, surrounded by well-maintained gardens that enhance its curb appeal. A gated entrance leads to a paved driveway that runs alongside the house, culminating in a parking area at the front, offering ample space for several vehicles. The attached garage provides further storage options, ensuring that the home remains organized and clutter-free.

The gardens are a true delight, filled with a rich variety of shrubs, including fragrant lavender and numerous larger herbaceous plants, creating a lush and inviting environment. Mature trees line the boundary, providing a sense of privacy and seclusion, making it the perfect sanctuary for outdoor enjoyment. The south-facing garden features a spacious raised terrace that adjoins the kitchen and dining area, creating an idyllic setting for summer barbecues, alfresco dining, or simply soaking in the sun with family and friends—all while enjoying panoramic views of the sea.

Vendor's comments

“We were bowled over by the scale and beauty of this house and feel honoured to have been the ones to breathe new life into it. It is an incredible family home which we hope will be filled with laughter for many years to come. There is so much nearby to entertain children with the beach and the Marina on your doorstep. It is also incredibly quiet, and it is a wonderful community”







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LOCATION GUIDE

Good to Know

Local shops 3 mins, city centre about 10

Brighton Station about 15 minutes

Sea & Marina 3 mins

Golf club & park to Downs 1 min

Education

St Marks Primary, Our Lady of Lourdes

Varndean High School, Dorothy Stringer

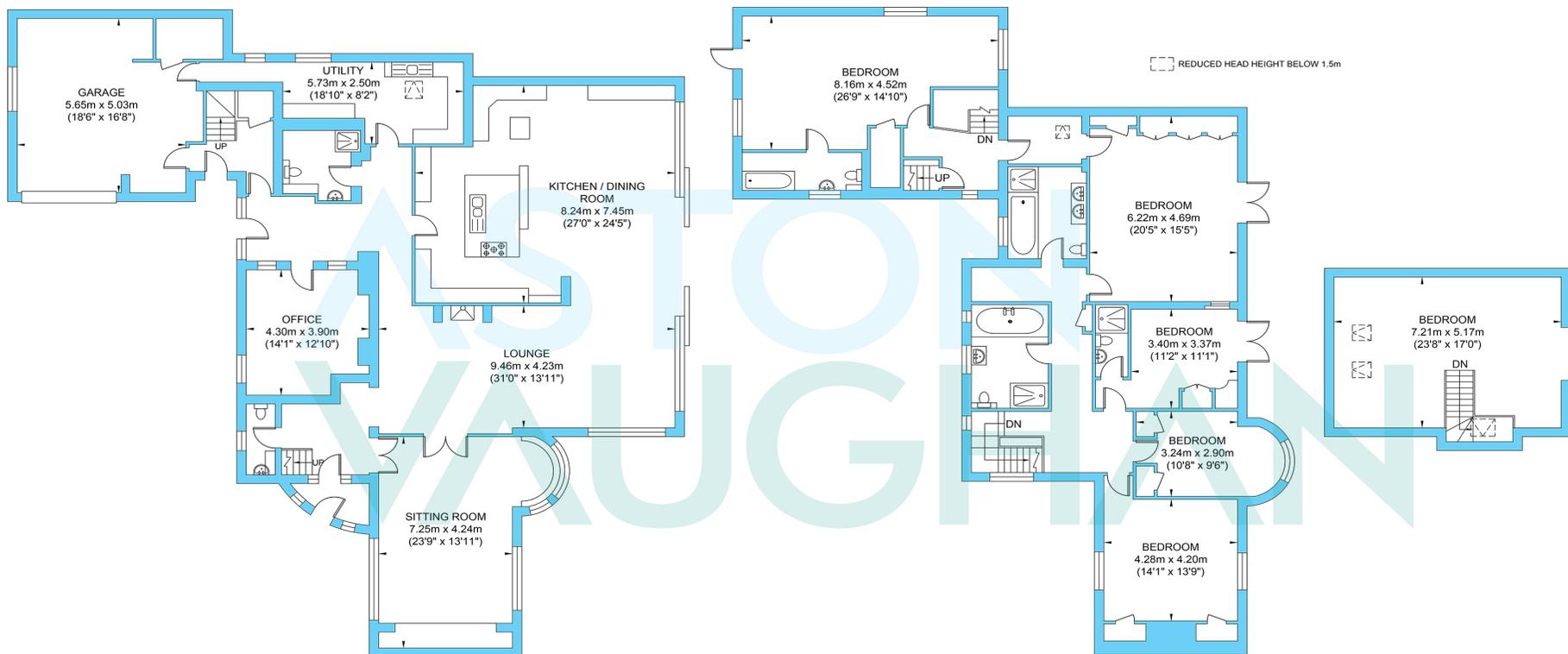
Varndean 6th Form, MET, BIMM, BHASVIC

Private Schools are Roedean, Brighton College, Brighton

Waldorf, Brighton & Hove High

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.





Ground Floor
 Approximate Floor Area
 2760.40 sq ft
 (256.45 sq m)

First Floor
 Approximate Floor Area
 1872.16 sq ft
 (173.93 sq m)

Second Floor
 Approximate Floor Area
 421.08 sq ft
 (39.12 sq m)



Approximate Gross Internal Area (Including Garage) = 469.5 sq m / 5054 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.