

FREEHOLD



House - Townhouse (EPC Rating: B)

PLOT 36 MARINE, SKYLARKS, ROTTINGDEAN, BN2 7GW

Offers In Excess Of

£899,500

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Townhouse located in Rottingdean

****Open Event 10th July 4pm-7pm - Please Call To Book****

Spanning three floors, The Marine is an exquisite townhouse with three beautifully appointed double bedrooms and an additional room on the ground floor which could be used as a bedroom, home gym or office. Inside, the feel is contemporary, yet homely, using soft wood finishes and a warm neutral palette in each uniquely styled room bringing calm and cohesion throughout.

Nestled into the South Downs at Rottingdean in East Sussex, the luxury development of Skylarks enjoys the tranquillity of the countryside, fresh sea air, and easy access to the city-life of Brighton & Hove just four miles along the coast.

Designed to blend in with their countryside surroundings, the houses of Skylarks are built using natural materials, echoing the historic buildings of Rottingdean Village, famed for its smuggler history and gracious windmill sitting atop the hill looking out to sea. Flint and brick facades, hung tiles, timber cladding and slate roofs could be from another era, yet these houses have been built to the highest contemporary specifications using cutting edge technologies, ready for the modern lifestyle.

The ground floor opens to an inviting hallway with understairs storage, access to the integral garage and a flexible room to the rear which could serve as a cinema room, gym, office or bedroom - with access to a large cupboard and WC.

On the first floor you have a stylish sitting room, WC and, at the back, an open-plan kitchen/dining area which leads out to a lawned garden.

On the top floor, three bedrooms are beautiful doubles with soft carpet underfoot and leafy views. Smart technologies continue on this floor with the Control4 Smart Home system controlling Lutron lighting, window blind systems, audio, heating, and video doorbell via a room keypad – or from the comfort of your bed. The en suite to the principal bedroom features luxurious finishes which will stand the test of time.

The Marine residences boast the unparalleled specifications and construction quality consistent with the entire Skylarks development. Features such as underfloor heating, German-engineered kitchens, Miele appliances, and Control4 and Lutron smart home systems are just the beginning of what these homes have to offer.

Vendor's Comments:

"We take great care to understand the lifestyle aspirations of our community and create exceptional residences in prime areas. Our attention to every detail ensures we deliver beautiful homes that enrich your quality of life at home, work, school, and play. Brookworth Homes chooses development sites carefully to maximise transport links; proximity to vital local amenities; and a rich variety of sports, leisure, and recreational facilities. Each home comes with a Brookworth Homes two- year warranty in addition to the standard NHBC Build Warranty. We require all our contractors and subcontractors to adhere to the Consumer Code for Homebuilders to ensure quality at every stage of the build process."

Education:

Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Brighton College Prep, Roedean, Brighton Steiner

Good to Know:

On the edge of the South Downs National Park, Rottingdean is a prestigious village suburb just 10-minutes east from the City of Brighton & Hove. Surrounded by Downland as it sweeps down towards



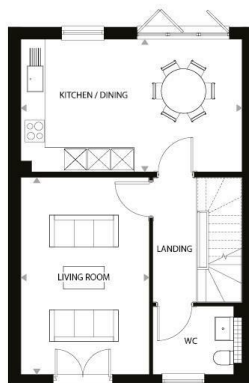
the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Rottingdean is sought after by professionals and families. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local High Street, Pond and several desirable gastro pubs and eateries. Good schools are easy to reach by bus, cab or car - or you can walk or ride to them over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.



LOWER GROUND



GROUND



FIRST



PLOT 36 | 3 BEDROOM TOWN HOUSE

Marine



BROOKWORTH HOMES

Lower Ground Floor

CINEMA / GYM / GAMES ROOM
4905 mm x 3570 mm / 16'1" x 11'9"

Ground Floor

KITCHEN / DINING
5950 mm x 3570 mm / 19'6" x 11'8"

LIVING ROOM
3460 mm x 5300 mm / 11'4" x 17'5"

First Floor

BEDROOM 1
4035 mm x 3965 mm / 13'3" x 13'0"

BEDROOM 2
2805 mm x 3620 mm / 9'2" x 11'11"

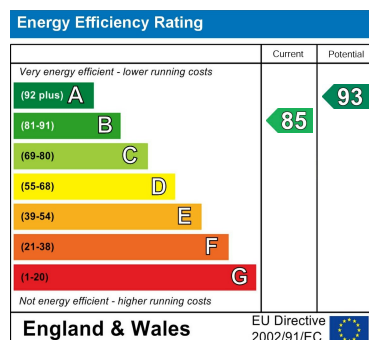
BEDROOM 3
3055 mm x 3620 mm / 10'0" x 11'11"

The dimensions given are subject to minor variations and are not intended to be used for sizing of furniture

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.