



Rodmell Avenue, BN2  
Asking Price £650,000

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Sales and Lettings

## INTRODUCING

# Rodmell Avenue, BN2

3 Bedrooms | 2 Bathrooms | 1 Living Room | 719 Sq Ft | Tranquil Saltdean hilltop

Set within its own spacious grounds, this striking house with crisp lines and sleek double glazing stands out even from its prosperous neighbours, and skilled landscaping delivers an attractive pedestrian approach as well as a smart driveway to the attached garage.

Inside, the ground floor is designed to maximise the flow of light and it's worth heading straight to the sociable living dining room at the back of the house which looks over the garden - and guests can relax in unusual privacy. Full of sunshine, there's an easy in/out flow and ample space sofas as well as for a big table by French doors and beneath skylights which frame the night sky.

Out of sight of the entertaining areas but discreetly connected by a breakfast bar under one of the large windows with garden views, the contemporary kitchen is a dream. Custom coloured units deliver sophisticated storage solutions, stylish surfaces look fantastic but are also practical and its well planned, flowing around a central island. Integrated appliances include a touch induction hob beneath a hood and both a grill/combi oven and a fan oven within a tower, and there is designated space for a fridge freezer.





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At the front of the house, the ground floor guest room offers peace and quiet, and is currently used as a comfortable home office. Central to this storey, the fabulous bathroom is a luxury retreat which is large enough for both a bathtub with a shower wand and a separate shower. Simple but stylish with new lush carpet and a graceful bay window almost filling the front wall (with plantation shutters which shall stay) the second bedroom is an inviting refuge.

Private at the top of the house, the vaulted principal bedroom is a beauty with restful, open views which sweep to a glimmer of the sea, and an en-suite shower room with a designer finish which you won't want to change.

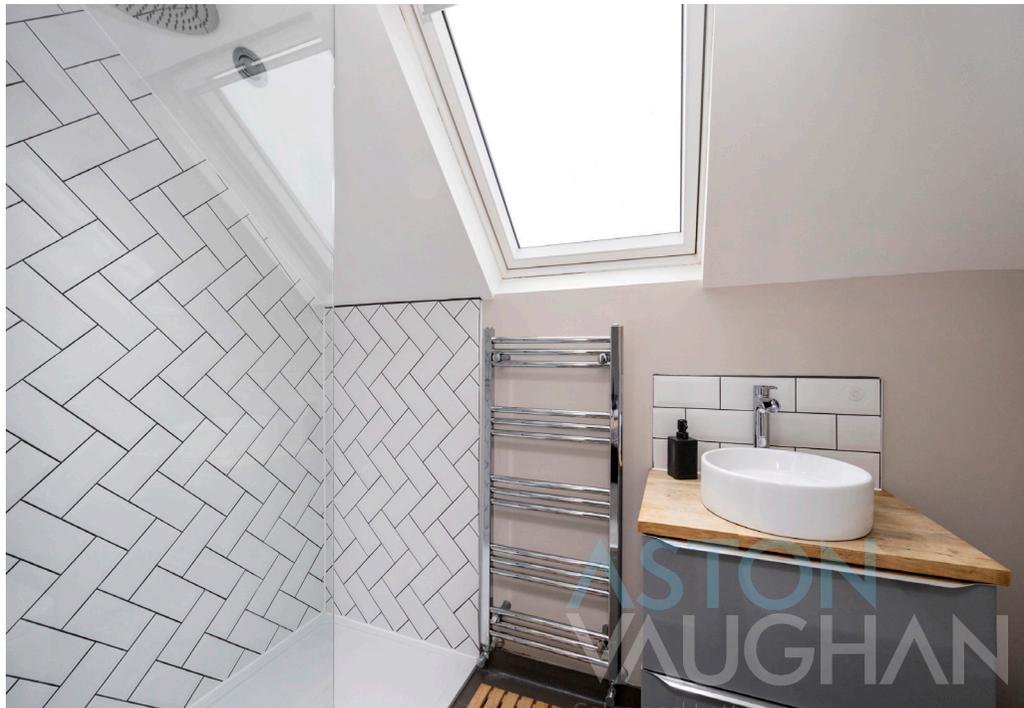
Outside, the gardens wrap around the house emerging into a rare, south facing sun trap. A blank canvas to make your own, it is child and pet secure behind fencing with a level lawn for play (a feature hard to find on the South Downs). Sheltered from the coastal breeze and easy to maintain it's a tranquil haven ideal for family time or entertaining, and already has a lit, paved terrace for al fresco dining.





**Vendor's comments:**

"In a tranquil, hilltop setting the house is light, spacious and unusually private. There's a sociable indoor/outdoor flow to make the most of the rare, south facing garden and it's an inviting, comfortable home where you can relax in peace and quiet but also entertain friends with ease. The house has energy efficient windows and doors, so it's generally warm and cosy in winter as we get the sun for most of the day. The location is great for getting into or out of Brighton or Lewes - and with the garage it's a secure lock up and leave which gives peace of mind."





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## LOCATION GUIDE

### Good to Know:

Local primary & library 3 min drive, 15-20 mins walk

Park, shops, sea & lido 2-3 mins

Rottingdean's rock pools, high street 5 mins

Marina about 10 mins, Pavilion & Lanes 15-20

Direct trains to airports and London about 20-25 mins

Royal County & Nuffield Hospitals 15 mins

Sussex University 30 mins

### Education:

Saltdean Primary, Our Lady of Lourdes

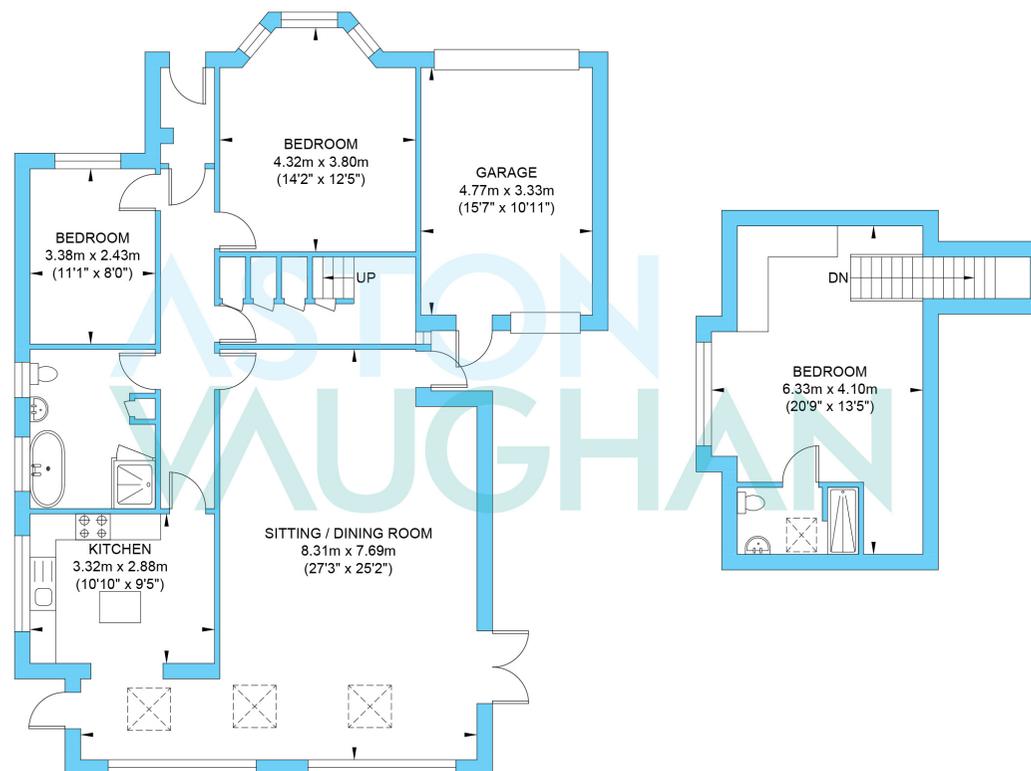
Longhill

Private Schools: Roedean, Brighton College, Brighton Waldorf, Lewes Old Grammar School, Lancing, Bede's – all with buses available

### Location Guide:

Sought after by professionals and families, Saltdean offers a healthy lifestyle and quiet nights but swift access to Brighton, Lewes and Gatwick. Close to the Lido, beach and country walks there are friendly local amenities, Rottingdean's High Street is 5 mins and Brighton Marina with its health club, cinemas, casino and waterfront restaurants is about 10 mins by taxi. The local schools are good and award winning schools, including Roedean, Brighton Waldorf, Lewes Old Grammar and Brighton College are just minutes away, and all offer access to school bus collection. The coast road will take you to the picturesque rock pools and High Street of Rottingdean, to Newhaven for the ferry to France and the A23/A27 are easy to reach.

## Rodmell Avenue



Ground Floor  
Approximate Floor Area  
1280.79 sq ft  
(118.99 sq m)

First Floor  
Approximate Floor Area  
276.20 sq ft  
(25.66 sq m)

Approximate Gross Internal Area (Including Garage) = 144.65 sq m / 1556.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.