



Windmill Downs, Rottingdean, BN2

£2,500,000-£2,750,000

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EXQUISITE

INTRODUCING

Windmill Downs, Rottingdean, BN2

3984.26 sq ft

At an exclusive clifftop address in Rottingdean, this exceptional property stands gazing out over the sea, land and skylines of Brighton's coastline and surrounding countryside. With ample glazing on all sides and a predominantly southerly aspect, natural light and panoramic views can be enjoyed throughout.

Impressive from the moment you step foot through the door, generous proportions greet you in every room; each one beautifully renovated using only the finest materials, fittings and craftsmanship. Adjoining the main house, the one-bedroom annex extension with mezzanine level and exposed beams, provides the perfect space for a family member to live close but with some independence. Alternatively, it is ideal as a workspace or snug for older teenagers who wish to entertain independently on occasion.

This is a house which invites sophisticated entertaining and dinner parties, while also bringing every home comfort to family life – it's perfectly balanced with a seamless flow from room to room, spilling outside to the glorious garden during the warmer seasons. Out here, the hydrotherapeutic hot tub spa awaits, alongside the patio for alfresco drinks and dinner as the sun sets over the sails of Rottingdean's windmill. Children can play in safety on the lawn which is not overlooked by neighbours or passers-by due to its open aspect and well-established, walled borders.





Escape out onto Beacon Hill and the South Downs National Park from the secure rear garden gate for dog walks amongst the vibrant community who live here or stargaze below the protected UN Designated Dark Skies within the Beacon Hill Nature Reserve. For beach combers and walkers there are rockpools to investigate at low tide from both Rottingdean or Ovingdean Beaches which run below 20km of undercliff and promenade walks between Saltdean and Shoreham-by-Sea.

For families, both Roedean School and Brighton College are easy to travel to, as is the Montessori school, and transport links are excellent with Brighton Station accessible in minutes by bike, bus or car along the coast road. For somewhere so well-connected and central, this beautiful home is incredibly peaceful, offering luxurious living space for families and professionals looking to live in a superior home by the sea.

Entrance Hall:

The scale and beauty of this house becomes clear when stepping inside the wide and welcoming entrance hall. It is naturally light with glazed double doors to each reception room and a soothing interior décor using shades of lemon cream paired with latte carpets and gleaming woodwork features. More magnificent is the line of sight through the open tread stairs to where a picture window frames views of the iconic Rottingdean Windmill, perched on the hill to the rear of the house. It is a breath-taking sight, and a fine indicator for the incredible views to be found from every room in this house.





Exterior:

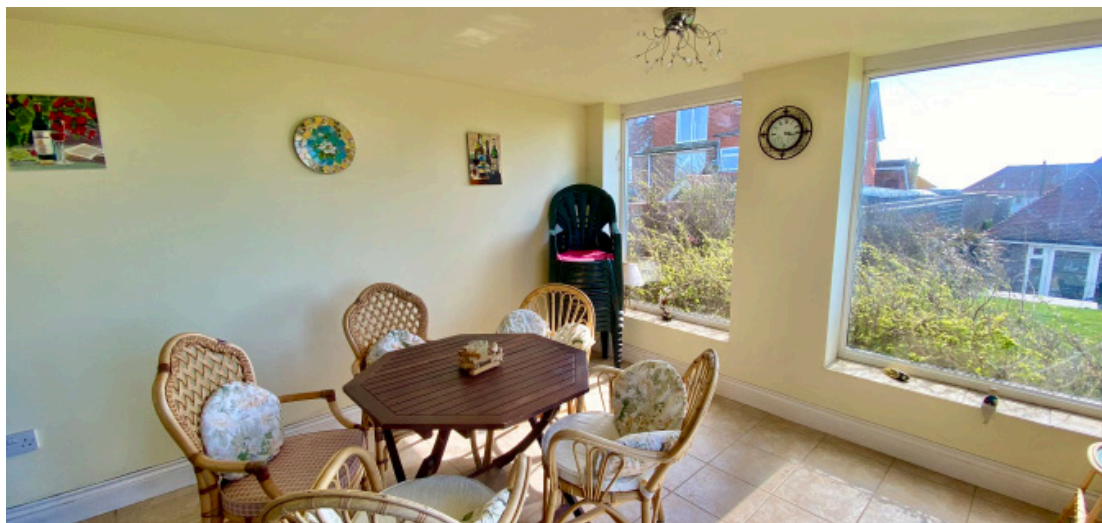
The coast road between Roedean and Rottingdean is characterised by individual, substantial homes sitting on vast plots elevated above the cliffs looking out to sea. This gives the area an air of exclusivity, nestled directly between the green of the Downs and the blue of the sea. Entirely unique, this house sits on a plot which originally the home of Lord William Beauchamp Nevill the Marquess of Abergavenny, built in 1922. The house was then rebuilt in 1990 from the ground up, creating a double fronted Neo-Georgian style property set back behind an immaculate lawn and a double gated horseshoe drive with a double garage and parking for up to ten cars. Approached from Nevill Road the facade is sheltered from the coast with a pillared, portico entrance, double doors and a secure Ring doorbell.

The Garden, Spa & Summer House:

Melting into the surrounding landscape, the rear garden and spa are completely private from neighbouring homes, with an open aspect to the south, east and west. An immaculate lawn with brick border walls and well-established plants provides texture, colour and shape to the space while inviting wildlife. The sounds of the countryside can be heard on the breeze, with sheep grazing nearby and the chirping of sky larks high up above the windmill sails. This is a space to be enjoyed while alfresco dining or while children play happily on the lawn.

For complete relaxation, the hydrotherapeutic spa seats six and can run all year round with very little maintenance at temperatures from 25C to 40C degrees. Wireless speakers set the mood while 50 water pressure settings improve blood circulation and relaxation.

At the top of the garden, the garden room enjoys sea views and a large patio area for dining. As a solid brick build, it has a multitude of uses, as a summer house, office or garden retreat.





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Sitting Room & Conservatory:

Triple aspect with panoramic views across the English Channel to the Downs, the sitting room is glorious all year round as the seasons change. With so much space, the layout can be flexible to suit all aesthetics, allowing plenty of floor space for young children to play. Set within a brick hearth with oak mantel, the gas wood-effect stove sits to add warmth and atmosphere to wintery evenings, while to the rear, a wall of glazing opens to the conservatory which is heated for use in winter then shaded with roof blinds when the sun is high in the sky. This room opens directly to the garden, to be enjoyed for summer dining listening to bird song.

Dining Room:

Glazed double doors within the entrance hall open to the formal dining room which sits alongside the kitchen with a southerly aspect and views over the water. Even with a dining table to seat eight, the floor space is not compromised, allowing for dressers and cabinetry for glassware, fine china and silverware. This is the ideal room for dinner parties or hosting family festivities, looking out to starry night skies.





The Kitchen & Utility Room:

Adjoining the dining room, but with easy access to the entrance hall, garden and conservatory, the kitchen is ideally positioned in the house for hosting any event. It has been designed with the keen cook in mind, with a wealth of granite worktop space and a superb eight gas ring Rangemaster cooker which will be staying. Alongside an array of Shaker cabinets in cream, the dishwasher and wine fridge are integrated, while the central island forms a breakfast bar for informal drinks and dining. Next door, the utility room is a fantastic size allowing for space to iron, handwash delicates and for two machines. With a rear door, it doubles as a boot room while allowing spa users speedy access to the ground floor bathroom without bringing wet feet through the immaculate home.





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First Floor Bedrooms & Bathrooms:

To wake up in any bedroom on this floor is a joy, with views of nature filling each room, be that sea, sky or the grassy Downland of Beacon Hill Nature Reserve. Bedroom two is an elegant double room with bespoke built-in storage and access across the hall to another classically styled and well-appointed bathroom with gleaming white sanitaryware and a shower over the bath. Next door, bedroom six enjoys a wall of built-in wardrobe space with ample clothes, shoe and accessory storage for two, making it ideal as a dressing room if preferred. The proximity of these rooms along a short corridor would allow them to be annexed as a principal



Vendors' Comments:

"When we moved here, we had already done a lot of research on what we wanted in our ideal home. A vibrant local community, amazing environment, total privacy, easy access to Brighton City Centre, London, airports, award winning local schools and colleges, healthy lifestyle resort facilities and thriving local business networks. Windmill Downs uniquely ticked all the boxes.

Windmill Downs has been a wonderful family home. We spent a six-figure sum modernising it, adding space and planting the garden when we moved in. However, since the children have grown and moved on, we no longer need 6 bedrooms with a very large garden, so we are now looking for something smaller in the same area."



LOCATION GUIDE

Education

Primary: St Margarets's CofE, Our Lady of Lourdes RC

Secondary: Longhill High, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, MET, Varndean Sixth Form

Private: Roedean School, Brighton College & Prep, Montessori School, Lancing College

Good to Know

Nevill Road is on the southerly edge of the South Downs National Park as a designated protected area overlooking the Seven Sisters cliffs and English Channel. It sits alongside Rottingdean's signature Windmill built in 1802 on Beacon Hill where in 1588 the fire warnings of the Spanish Armada invasion were made. Beacon Hill is an open nature reserve with 45 acres of chalk grassland and includes a Neolithic long barrow burial site. The area is listed in the Domesday Book and was given to the Lord of Lewes after the Norman invasion.

Many years later, once the trainline was in place in 1846, the coast became a haven for creative folk looking to escape the Big Smoke, with Rottingdean becoming hugely popular due to its picturesque surroundings and proximity to the louder, brasher party town of Brighton – not much has changed in over 150 years!

Although it remained a small, quintessential English village with just 2500 inhabitants, Rottingdean has been home to a plethora of celebrities. These have included Sir Edward Burne-Jones, novelists William Black, William Nicholson and Angela Thirkell, poet Rudyard Kipling, music hall entertainer GH Elliott, world tennis and table tennis champion Fred Perry, folk singer Bob Copper, playwright Enid Bagnold and husband Sir Roderick Jones - and many pirate smugglers who tunnelled contraband from cliff caves into tunnels to the village pubs, aided by Dr Hooker vicar of St Margarets.

Windmill Downs today sits close to the beach and is just 10-minutes from the fashionable Kemp Town Village which hosts the hospital and good schools including the award-winning Brighton College. The Marina is a few minutes more with a myriad of restaurants to choose from as well as a cinema, a health club and a casino. The law courts and Amex are also nearby, as are the South Downs and a 72 par golf course. It is also close to several bus routes serving the city centre, South Coast and Brighton Station, with its fast links to Gatwick and London as well as links to both Brighton Univeristy campus and Sussex University at Falmer. For those who need to commute by car, the A23 and A27 are both readily accessible- and there is ample parking at the house.





Vendor's comments

“This is a house you fall in love with as soon as you step through the door. It has real personality with some beautiful features which we have enjoyed celebrating with our own sense of creativity and style. We have also enjoyed entertaining, particularly during the spring and summer when the garden comes into its own.

We are incredibly happy with what we have achieved here, and it has been a real sanctuary for the whole family after spending so much time in London.

We know Rottingdean and the welcoming local community here. The beach is fantastic for the kids in the summer, eating traditional fish & chips, rock pooling in the shallows or sea swimming at high tide. It will be a wrench to let this house go.”



Nevill Road

