



Hendrix House

Roedean Road, BN2 5RA

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Indulge in the extraordinary, with a viewing of this architecturally designed new home, nestled in the prestigious Roedean area within an exclusive gated enclave. This property epitomises a life of sophistication, blending premium materials with contemporary design to craft a home that radiates both elegance and heart.

Boasting cutting-edge features such as fiber optic high-speed internet, underfloor heating, an air source heat pump, and 87% airtight construction ensuring minimal drafts and lower utility bills, this state-of-the-art residence comes with a 10-year building guarantee and an impressive aircraft hangar-like garage for four cars, all within a secure and gated setting for peace of mind.

Perched on a raised position, the house offers sweeping views of both the South Downs and the sea, enhancing its imposing presence. Step inside to discover a ground floor adorned with two main reception rooms. The kitchen, a symphony of exposed brickwork, concrete-style tiles, and wooden finishes, bathes in natural light from floor-to-ceiling windows, seamlessly connecting to a spacious south-facing terrace ideal for BBQ'S and entertaining.

At the rear, a tranquil living room centers around a striking fireplace, with floor-to-ceiling windows and bi-folding doors opening onto a private courtyard. A downstairs WC adds convenience to the ground floor layout.

Ascending to the first floor, three bedrooms await, including a principal bedroom spanning the property's width, complete with a luxurious ensuite bathroom. Two additional bedrooms share a stylishly designed shower room.

The top floor hosts two more bedrooms and a family bathroom, with the front room boasting a Juliet balcony and breath taking sea views. Emphasizing energy efficiency, the house features super-fast fiber optic broadband, thermal glazing, and an advanced air source heat pump.

Outside, the front garden offers a generous lawn perfect for family activities and alfresco dining, while the landscaped rear garden provides a secluded retreat. Ample parking and storage are ensured with two allocated spaces and an enormous garage which needs to be seen to be believed!

Roedean's allure is incomparable and truly unique within Brighton and Hove. Situated where the sea meets the South Downs countryside, tailor-made for those who relish an active outdoor lifestyle. Just a perfect distance from the vibrant city center, Roedean strikes an ideal balance.

Within walking distance, you'll find esteemed educational institutions like Roedean School for Girls and Brighton College, alongside the vibrant Brighton Marina. Here, an array of restaurants and entertainment options await, including a cinema, bowling alley, virtual race track and David Lloyd gym.

Take leisurely strolls from Roedean along the seafront to discover the new outdoor swimming pool and beach saunas, engage in beach volleyball at Yellowwave, unwind at the Bison beach bar, or indulge in the exclusive ambiance of Soho House. Living in Roedean feels like a perpetual holiday—a perfect blend of coastal serenity and urban sophistication.

 **Guide Price** £1,500,000 - £1,600,000

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TOTAL FLOOR AREA:

2645 sq. ft. (245.73 sq. m.) approx



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3. All Measurements are approximate.



Whatever you're looking for...
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