



Shere Water
12 The Cliff | Roedean

FINE & COUNTRY

SHERE WATER

Spectacular newly built detached house with panoramic sea views and highly private south facing garden.







This breath-taking five/six bedroom spacious modern house with exceptionally large garden commanding beautiful sea views along the East Sussex coastline, has been designed with outstanding attention to detail, meeting all the needs of modern family living

Located in a highly sought after area of Roedean, this is a fantastic opportunity to acquire an exceptional double fronted home whose spacious layout optimises the flow of natural light with its three storey glass atrium, full height windows and magnificent frameless glass balconies. Designed with a 'fabric first' approach to energy efficiency with high levels of insulation along with double and triple glazed Hybrid Raynaers windows, this elegant home has been built to a Lifetime Homes standard. No Onward Chain. Protek 10yr Structural Warranty.

A walnut staircase with frameless glass balustrade, rich American walnut doors, Tom Dixon light fittings, Vitra sanitary ware and engineered oak floors with zoned underfloor heating have all been incorporated within a highly versatile layout to provide a wonderful example of contemporary architecture at its very best.

Ground Floor

A picture perfect view of the idyllic setting that this family home enjoys greets you from a magnificent triple height entrance hall, instantly creating a warm and welcoming feel.

A wealth of natural light cascades into an expansive open plan living area and bounces off the elegant colours of a feature Zakuna Italian slate wall. Aluminium framed Hybrid Raynaers full height doors stretch across the heart of this breath-taking space offering stunning sea views. Creating an instant wow factor that's hard to ignore, these contemporary eco-friendly doors open onto a wide south-facing 72m" porcelain terrace perfectly extending this incredibly sociable space still further.

Perfect for entertaining friends and family, the spacious open plan arrangement easily accommodates both seating and formal dining areas and includes an immaculate Scavolini kitchen which is beautifully appointed with Siemens appliances and a Quooker tap. Effortlessly delineating the room, a wide kitchen island creates a brilliant focal point with its quartz countertop, while tucked away out of sight a spacious matching utility room offers a discreet space for laundry appliances. Lutron lighting in the main living area add to the ambiance at night.

The sense of light and space continues in two further reception rooms which both offer a huge amount of versatility. Looking out across the idyllic gardens and onto the sea, one offers a stylish en suite shower room making it ideal to be used as a sixth bedroom, gym or study, while the other creates a peaceful retreat to relax in at the end of the day.

















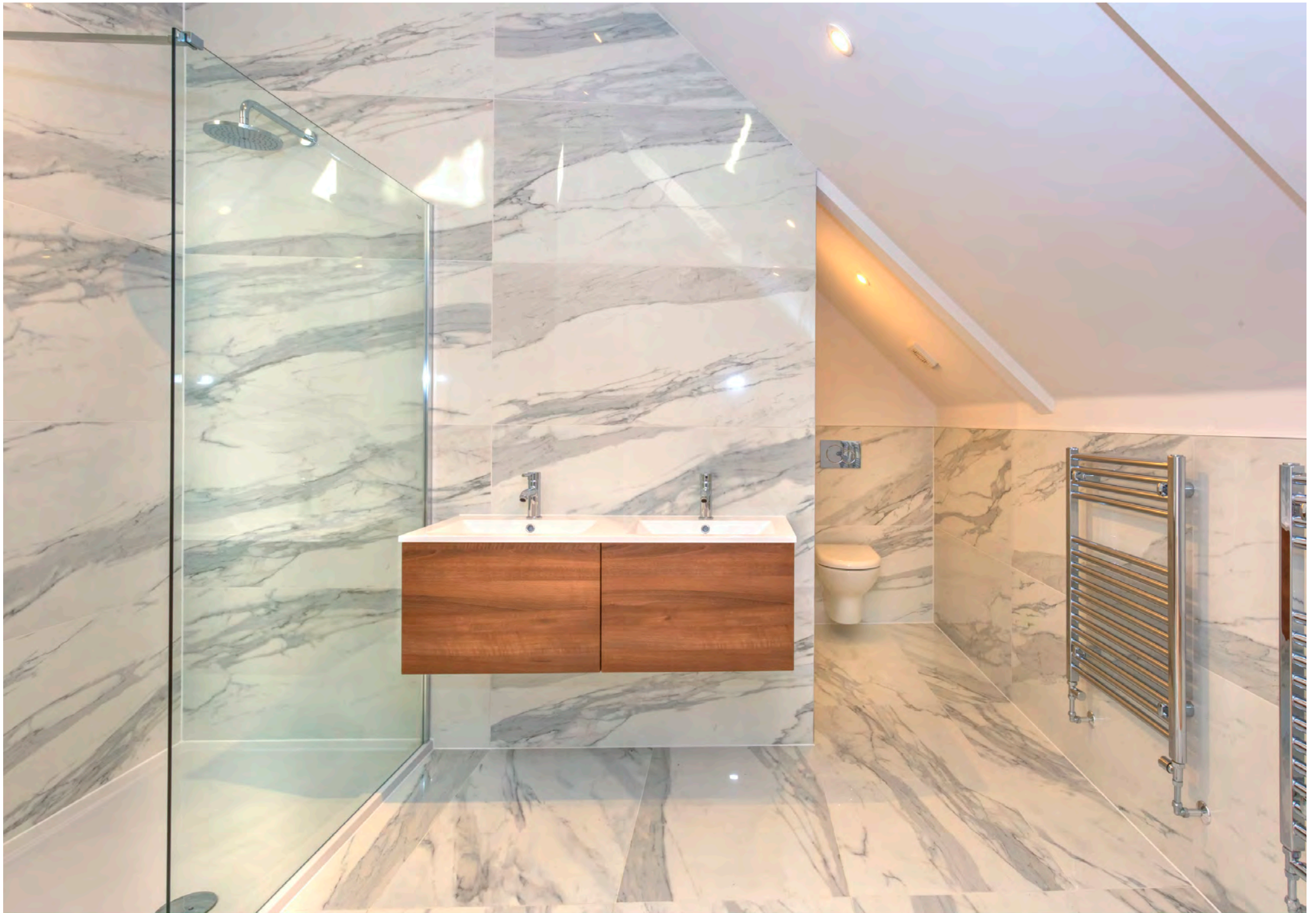
Upstairs

A striking black walnut and glass staircase leads up to a first floor where four very spacious double bedrooms provide ideal family accommodation. Enjoying their own panoramic sea views two double bedrooms open onto a wide porcelain balcony whose frameless glass balustrades enable you to enjoy the stunning views from the comfort of your own bed. Whilst one benefits from a well-sized dressing room that could easily become a private study or infant room, both share luxurious Jack and Jill bathrooms with the additional two equally well-presented bedrooms with vaulted ceilings to the front.

Stretching out across the whole of the top floor, the expansive master suite is the crowning glory of this designer home. Partitioned by a demi wall, this indulgent space with its far-reaching sea views is also a master class in interior design. To one side, the crisp white walls engender a feeling of calm and peacefulness while a glazed door within full height apex windows opens onto a further south-facing balcony. A luxurious freestanding soaking tub sits beneath the vaulted ceiling allowing you to watch the sun set over the horizon while you lie back and relax.

Arranged in a sumptuous marble tile setting, the spacious en suite bathroom creates a truly decadent feel with its sleek Vitra his and hers basins and large walk-in shower.









Outside

The wide sliding doors of the extensive ground floor open onto a spacious porcelain terrace that reaches out across the full width of the open plan living area creating an immensely easy flowing extension. This incredibly sociable and versatile space is perfect for entertaining large groups of friends and family who can sit enjoy its beautiful views and sunsets.

Step down from the terrace onto an idyllic south-facing mature garden that offers a classic English country garden feel with a high sense of privacy, and creates a beautiful space for children to play with adventure areas and orchard.

Adding to the immense flow of natural light and feeling of space that this contemporary family home offers, each of the upper two storeys features their own generously sized balcony creating the perfect space to relax in the sun.

To the front of the house a newly laid driveway combines with an integral garage with electrical sectional insulated door to offer convenient off-road parking for several vehicles.







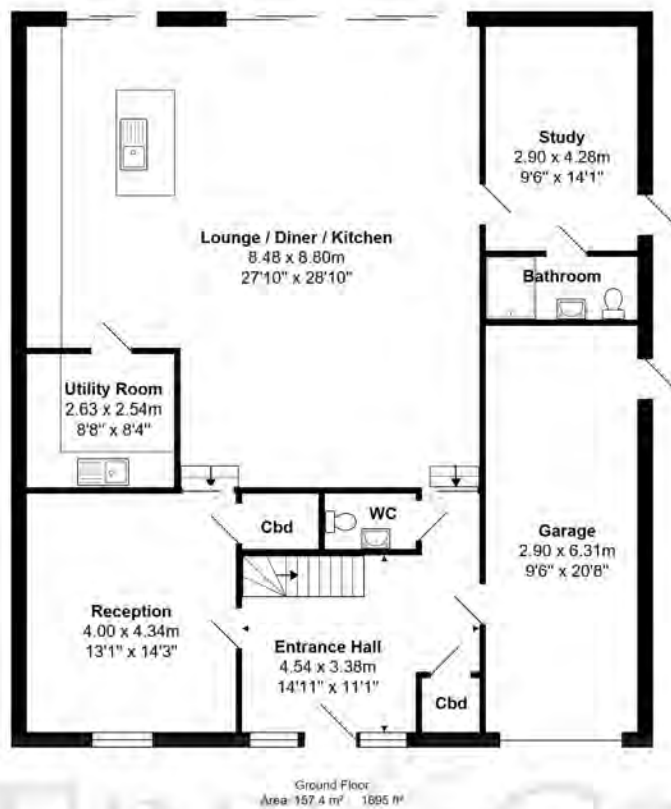
In the Local Area

Set back from the quiet road this detached home is conveniently located only moments away from the seafront. Brighton Marina with its boutiques, shops and restaurants offers a wealth of amenities, while a short seafront drive takes you into the picturesque village of Rottingdean or into the hubbub of central Brighton.

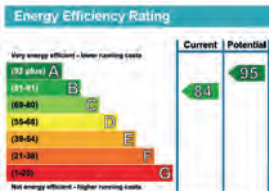
For those who love to play a round of golf, the par 72 course of the historic East Brighton Golf Club is right on your doorstep and offers easy access to the South Downs.

Local schools include Brighton Steiner School, Roedean School, St Mark's C of E Primary School, Longhill High School and St John the Baptist Catholic School, while the ever popular independent Brighton College is within easy reach.

Brighton train station with its convenient mainline commuter links is easily accessible and the A27 is approximately 3 miles away.



Total Area: 372.9 m² ... 4014 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 01.03.2018



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