



# THE CLIFFS

OVINGDEAN

BREATHTAKING BRIGHTON LIVING

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WELCOME

Experience The Cliffs,  
where history meets  
modern luxury, and  
make your home  
at this extraordinary  
seaside retreat.



Perched dramatically  
on the Sussex coast,  
The Cliffs in Ovingdean,  
Brighton, represents the  
pinnacle of seaside living.

This iconic development is a masterful renovation  
of a historic Art Deco landmark, offering 64  
exquisite one, two, and three-bedroom  
apartments, within a Grade II listed building.





Nestled in  
over 10 acres  
of beautifully  
landscaped grounds  
with panoramic sea  
and South Downs  
views, The Cliffs  
offers a lifestyle of  
unparalleled luxury  
and elegance.







Each apartment is meticulously designed to complement the building's Art Deco legacy, featuring exceptional finishes throughout.

Elegant engineered oak flooring, bespoke kitchens with quartzstone worktops, and luxurious bathrooms with brushed gold fittings are just some of the standout features. Thoughtful touches such as underfloor heating in bathrooms, fitted wardrobes with soft lighting, and high-end Neff appliances ensure a seamless blend of style and functionality.



With its origins as a sanctuary for rehabilitation & wellbeing, The Cliffs carries a rich history.

Established in 1938 as a pioneering centre for blind veterans, the building stood as a beacon of care and innovation for over eight decades.

This heritage has been lovingly preserved and reimagined, blending historic charm with contemporary sophistication including eco features such as solar panels and green roofs to create a truly unique residential offering.



Constructed in 1938, the building now transformed into The Cliffs began its life as the country's first purpose-built rehabilitation centre for the blind.

Designed by the renowned architect Francis Lorne with input from blind veterans themselves, the striking seven-storey Art Deco structure was celebrated for its innovative design, created to look like an aeroplane from above. Its cutting-edge features and thoughtful layout made it a pioneering example of architectural inclusivity.

The building played a vital role for over 85 years, serving thousands of blind veterans and their families as a centre for training, rehabilitation, and rest. It became a landmark on the Sussex coast, earning a literary mention in Graham Greene's Brighton Rock and hosting prominent visitors, including Queen Elizabeth II and Dame Vera Lynn. Though its original purpose shifted over time, leading to its closure in 2023, its rich history remains a testament to its legacy of care, community, and architectural brilliance.



Immerse yourself  
in seaside living

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# To the east of The Cliffs is Beacon Hill Nature Reserve, part of the South Downs National Park.

The area is home to a number of endangered skylarks, as well as a large colony of Round Headed Rampion, a flower specific to Sussex. Rottingdean Windmill is visible from The Cliffs and is even open to the public some weekends during the summer months.

Following the southern path of The Cliffs, you can take the underpass to easily reach the steps down to Ovingdean Beach and the nearby The Undercliff Café

Ovingdean Village has a number of community clubs and societies, award winning Wild Flour Pizza, including a pizza of the week, and the beautiful St Wulfran's Church, believed to be the oldest building in Brighton & Hove.





Nearby, Rottingdean is a charming village, full of amenities and culture.

The beautiful Kipling Gardens, named after famed resident, Rudyard Kipling, holds a Green Flag award. While away a spring afternoon in the woodland garden, enjoy a summer stroll in the rose garden, or join the city's only croquet club!

Multi-faceted, The Grange, houses local art gallery, museum and tea garden. The charming Georgian building includes exhibitions on notable residents, including The Kipling Room and the William Nicholson Exhibition.



# Rottingdean Terraces on the seafront houses an outdoor stage with regular performances during the summer months.

There is an array of local eateries in Rottingdean. The Plough Inn offers traditional pub dining in a picturesque setting, right by the village pond and green. The Windmill Bakery & Delicatessen specialises in fresh, homemade goods, including a variety of quiches, as well as real patisserie artisan breads, while Shane's Kitchen is a cute café serving cakes, breakfast, and a seasonal menu including homemade pies and soups.

The picturesque Open Art Cafe serves homemade cakes and fresh pastries, as well as locally roasted coffee, with local crafts and jewellery available. The Trellis Restaurant & Tea Rooms is based in a quirky flint cottage built in 1680, famed for their cream tea and scones, and even report having their own friendly ghost! Meanwhile, The Black Horse claims the title of Rottingdean's oldest pub, dating back to 1513! Alongside traditional and gastro dishes, the pub hosts regular quiz nights & performances. Molly's Coffee Shop is on the beachfront and open in all seasons so you can get your ice-cream fix in the height of summer, or on a winter walk.

The village is completed by Devesons Grocers, a family-run produce store, fulfilling your local produce needs, next door to G.R. Rushman, the local butchers.



# Brighton & Hove

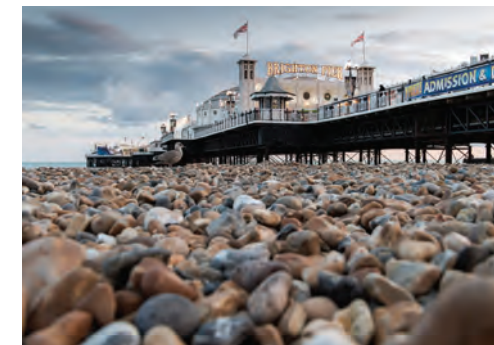
Venture further and you'll find contemporary interiors shops, bookstores, jewellers, arts and gift shops lining Brighton & Hove, where the famous lanes are populated with designer boutiques, galleries, chocolatiers and much, much, more.

Brighton & Hove has a rich natural landscape being perfectly positioned between the countryside and the coast, with undoubtedly some of the most striking architecture in the country. Underlying the city's obvious aesthetic appeal, is the sense of fun and creativity, which seems to draw so many people to live here. There is a diverse, open-minded community which is uniquely welcoming to all. The city offers something for all ages and interests with festivals, theatres, parks, museums and more restaurants per head than any other city.

Brighton & Hove has long been heralded as the city of arts and culture, with its showcase in the Brighton Festival and Brighton Fringe which have been running throughout May since 1967.

It is the largest and most established multi-arts festival in England, and is a celebration of music, theatre, dance, circus, art, film, literature, debate, outdoor and family events, which takes place in both familiar and unusual venues throughout the city. In its wake, many more festivals were born to celebrate Brighton & Hove's unique culture and character, including Brighton Digital Festival, The Great Escape for new music, and Brighton Pride to celebrate diversity and equality.

Local education includes independents, Roedean School and Brighton College, as well as nearby state schools; Longhill High, Ovingdean Nursery, and Saltdean Primary.



# Stylish Interiors

As you enter the communal Entrance Hall you are greeted by the warmth of oak parquet flooring and rich Farrow & Ball 'Hague Blue' walls, accented with Art Deco brass lighting.



CGI OF THE ENTRANCE FOYER

# Living Spaces

Engineered oak wood flooring and classic column radiators create a timeless foundation. Pendant lighting and skirting boards styled in Art Deco form add further refinement.



# A Chef's Delight

The kitchens feature 'Regiment Green' Shaker-style units, marble effect 'Calacatta Grey' Quartzstone worktops, brass boiling taps, and Neff appliances. In three-bedroom homes, a wine cooler and double oven completes this culinary haven.





# The Bedrooms

Plush “Highland Cloud” carpets underfoot, fitted wardrobes in ‘Cashmere matte’ with brass accents, and thoughtful lighting enhance every room.





# Sumptuous Bathrooms

Bathrooms and en-suites combine sleek tiles, illuminated mirrors, heated towel rails, and underfloor heating with high-end Villeroy & Boch sanitaryware and Vado brushed gold brassware, creating spa-like spaces to unwind.





CGI OF THE GYM

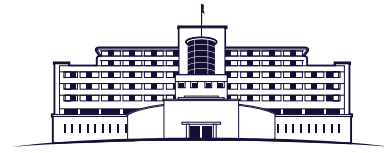


# Indulge in Exclusive Amenities

Residents of The Cliffs enjoy access to an array of first-class amenities, including a private swimming pool, gym, games room, concierge service, a communal terrace, playground, and courtyard garden perfect for social gatherings or tranquil reflection, all set in over 10 acres of grounds which include the former chapel, which is listed and retained for the community. Allocated parking and a 10-year New Home warranty offer added peace of mind.



CGI OF THE POOL - SPECIFICATION TBC



## SPECIFICATION

### The Kitchens

'Regiment Green' shaker style units  
with eclipse half moon gold handles

'Calacatta Grey' Quartzstone worktops & upstands

Undermounted sink in 'White Granite'

Brass boiling tap

Neff appliances including:

Oven

Induction hob

Extractor

Fridge Freezer

Dishwasher

Hoover/Candy Washer/Dryer

Double ovens & wine coolers in 3 bed apartments





## SPECIFICATION

### The Bathrooms

Large format RAK Ceramics floor tiles in  
'Tech-Marble Silver Travertino Polished'

Large format CTD wall tiles in 'Nebula White Gloss'

VADO 'Cameo' vanity in 'Atlantic Blue' with brass handles

Villeroy & Boch sanitaryware including  
WC with concealed cistern  
and tiled bath with rainwater shower over

VADO sink with brushed gold finish brassware

Illuminated mirror

Underfloor heating

Brushed brass heated towel rail



## SPECIFICATION

### The En-Suites

Large format CTD wall & floor tiling in 'Onyx White'

Feature RAK Ceramics Shower Tiling in 'Marrakesh Grey Glossy'

VADO 'Cameo' vanity in Atlantic Blue with brass handles

Villeroy & Boch sanitaryware including  
WC with concealed cistern and  
Rainwater shower with hand shower attachment

VADO sink with brushed gold finish brassware

Glass shower screen

Illuminated mirror

Brushed brass heated towel rail





## SPECIFICATION

### Interior Features & Finishes

Engineered oak wood flooring in living areas  
Herringbone laid engineered oak wood flooring in living areas in 3 bed apartments.

Denleigh Entrance Door in Oak effect  
with Satin Brass Art Deco Style Ironmongery

Traditional 3-panel-style white internal Denleigh doors  
with Satin Brass Ironmongery

Recessed LED downlighting to kitchen area and bathrooms

Pendant lighting to bedrooms and living areas

Underfloor heating to bathroom and en-suites

Electric traditional column-style radiators to bedrooms and living areas

Ducted MVHR ventilation system providing tempered background ventilation  
with heat recovery into all rooms

Double glazed windows

Pre-wired for Sky Q Digital TV

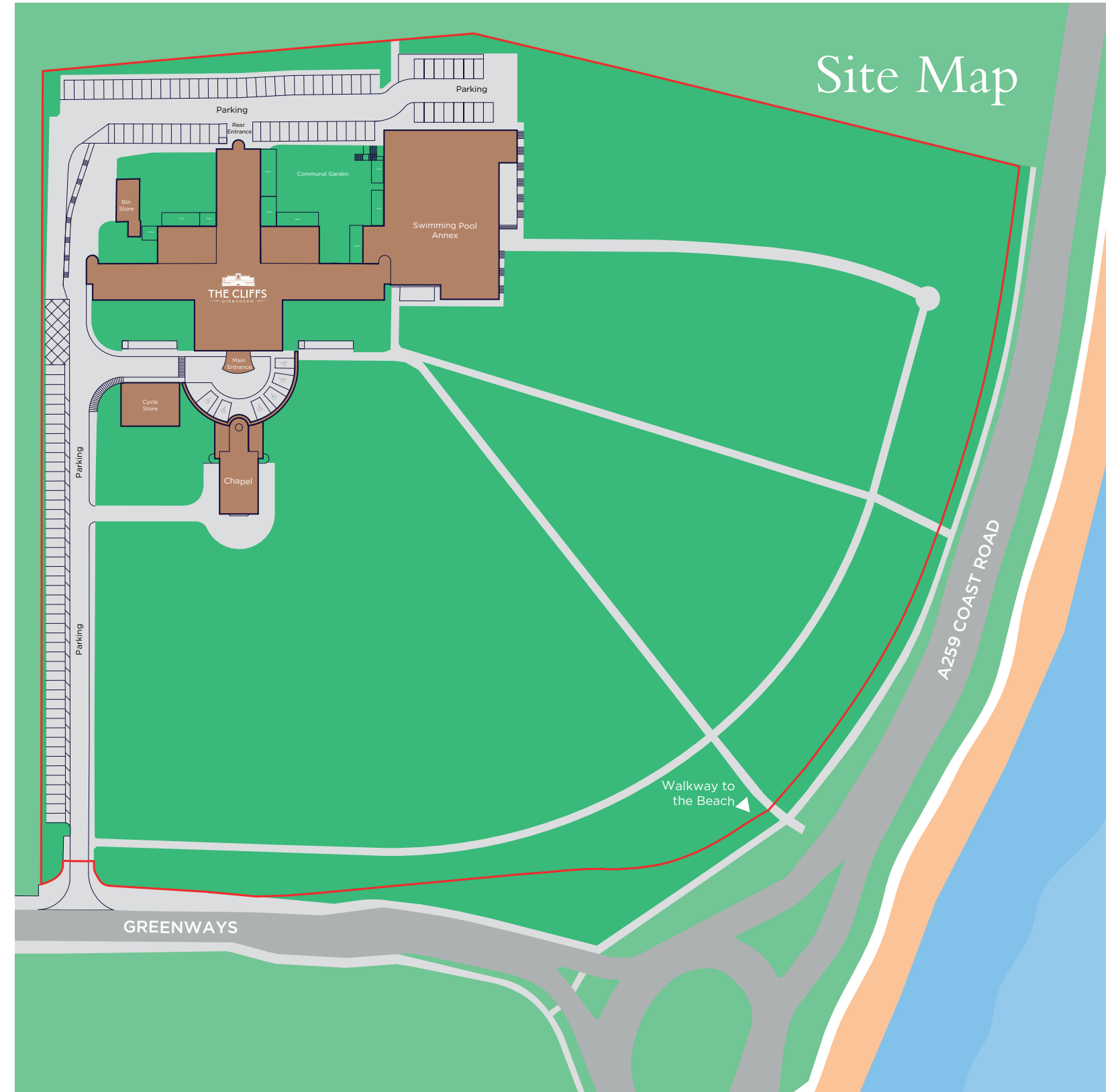
Video Entry System

10 Year Build-Zone Warranty

# The Location



# Site Map





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Your Sussex property expert

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NEW HOMES WARRANTY



A DEVELOPMENT BY



James Taylor Homes

Design by Prowork

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