



Hillside, Ovingdean Road, Ovingdean, BN2 7AA

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SUMMARY OF ACCOMMODATION

First Floor: Spacious Landing * Superb double aspect living room offering magnificent views with patio doors to south facing garden * Beautiful refitted kitchen * Dining Area * Two Double bedrooms * Utility Room * Large Luxurious newly refurbished family bathroom.

Ground Floor: Entrance Hall store * Cloakroom * Door to Double Garage with electronic up and over door * Double bedroom mirrored wardrobes and En Suite luxury bathroom and additional Walk in Wardrobe * Further Large Double Bedroom.

Outside: Most attractive landscaped gardens with Patio area, lawns, ornamental pond with waterfall, timber garden shed, outside taps and power points.

GAS FIRED CENTRAL HEATING & DOUBLE GLAZING

A fine opportunity to acquire this truly exceptional detached family house which has been subject to extensive internal refurbishment in recent years and is tastefully decorated throughout.

The lovely Living Room has a most attractive wide bay window offering lovely views over the surrounding area to the South Downs and patio doors to the garden. The newly fitted kitchen has ample storage, integrated appliances inc. induction hob, extractor fan, double oven, full height fridge and freezer. There are gardens on all sides offering lovely views over the surrounding semi rural area with direct access to the South Downs National Park and farmland.

Due to the layout of the stairway and landing there is potential to extend into the large loft space subject to the usual consents.



The village of Ovingdean is a charming coastal community adjacent to well-known Rottingdean (named by Rightmove as one of the UK's top 5 coastal property hotspots of 2021), which is a vibrant seaside village with its own peaceful beach.

The seafront prom is just 0.7 miles away, perfect for Undercliff walks to the Marina, Brighton and Hove, whilst lovely countryside walks along the ridge to Rottingdean windmill and beyond are at the end of the road. Ovingdean Village Store is less than half a mile away, with more extensive shopping on Rottingdean high street under 1 mile distant. Brighton city centre and Brighton train station are 4.6 miles away, and the A27/A23 to London and the east and west are easily accessible by car. Nearby schools include Rudyard Kipling primary, Our Lady of Lourdes Catholic School and Longhill High School, with private schools including Brighton College and the well-regarded Roedean both under 3 miles distant.

Material Information

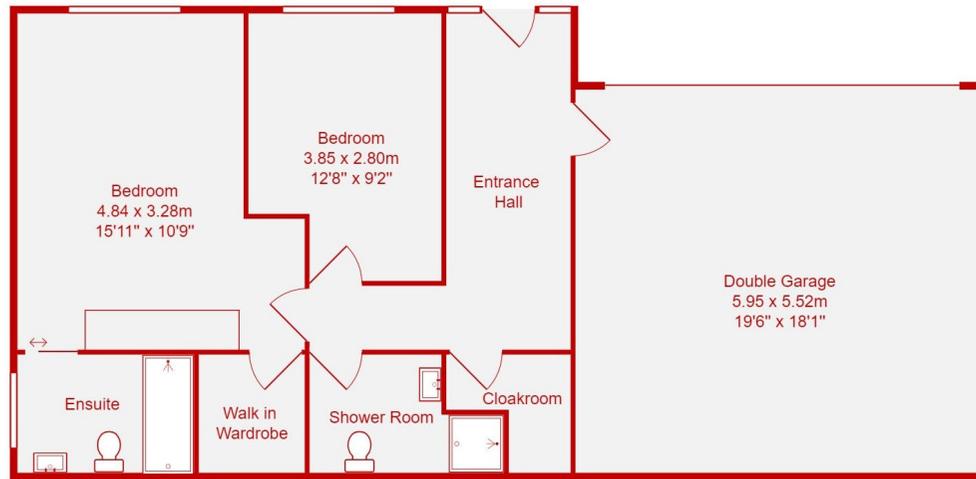
Local Authority
Brighton & Hove Tax Band F

Flood Risk - Very Low
Conservation Area - No
EPC Rating D

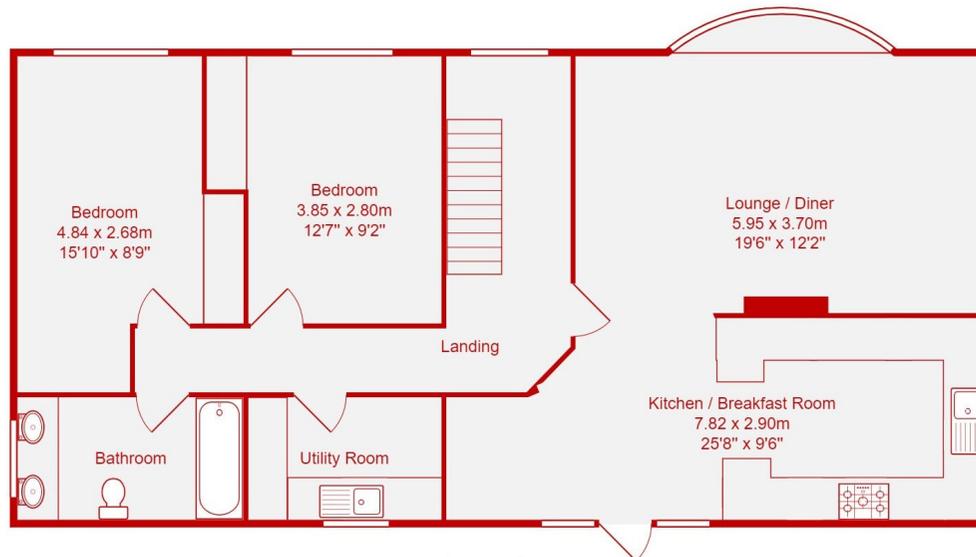
Mains Gas & Electricity

Tenure - Freehold





Ground Floor
Area: 54.0 m² ... 581 ft²



First Floor
Area: 94.0 m² ... 1011 ft²

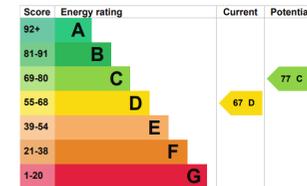
Total Area: 148.0 m² ... 1594 ft² (excluding double garage)

All measurements are approximate and for display purposes only.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.