



## 2 Ovingdean Close, Brighton, BN2 7AD

£1,125,000 Freehold

Situated in SOUGHT-AFTER OVINGDEAN, this FANTASTIC 3 bedroom DETACHED BUNGALOW is finished to a SUPERB SPECIFICATION, with several outbuildings including OFFICE, GYM and GARDEN BAR. The fourth bedroom is currently utilised as a dressing room however it would be easy to reinstate into a bedroom via the original door in the hallway. Highlights include the open plan living room/kitchen which has BI-FOLD DOORS leading onto the raised patio seating area, perfect for inside/outside entertaining, a carriage driveway providing OFF STREET PARKING FOR SEVERAL VEHICLES, ELECTRIC CAR CHARGING POINT, and a host of HIGH-TECH FEATURES listed separately. There is also PLANNING PERMISSION which has been agreed for a roof alteration to provide 2 further bedrooms & a bathroom. Planning reference: BH2020/0179 Viewings highly recommended. Energy Rating: C75

## Porch

Double aspect uPVC double glazed windows, uPVC double glazed front door, skylight, recessed spotlights, glass panelling into Hallway, door to Hallway:

## Hallway

Bespoke wooden panelling, doors to all rooms, built in storage cupboard with heating & shelving, wall mounted 'Nest' heating thermostat, wall mounted thermostat for under floor heating, radiator, hatch to loft space, double built in storage cupboard, wireless access point, Italian tiled flooring with under floor heating.

## Bedroom

Smart lighting & ceiling fan, uPVC double glazed bay window to front with fitted wooden blinds, radiator, double built in wardrobe.

## Bathroom

Panelled bath with mixer tap, corner shower cubicle with mains fed shower over, wash hand basin with mixer tap & vanity storage below, low level close coupled WC. Ladder style heated towel rail, Italian tiles on wall & floor, under floor heating, uPVC double glazed window with frosted glass.

## Bedroom

Bespoke panelling on feature wall, carpet, uPVC double glazed double door to side with fitted wooden blinds, hot & cold air conditioning, twin radiators on feature wall. featured glass panelling into en suite with lighting, doors to en suite & dressing room.

## Dressing Room

Range of built in wardrobes with hanging rails & shelving, radiator, uPVC double glazed window to front.

## En Suite

Corner 'Grohe' shower cubicle with mains fed rainfall shower head & hand held shower attachment over, double wash hand basin with 'Crosswater' mixer tap & vanity storage below, low level close coupled WC with concealed cistern, wall mounted toothbrush charger & electric shaver points, wall mounted mirrored vanity unit with electric clock & lights, recessed spotlights, tiled walls, tiled flooring, inset speaker, under floor heating.

## Kitchen

Range of wall & base units with work surfaces over, inset stainless steel sink unit with waste disposal & 'Quooker' tap (which produces boiling, chilled & sparkling water), inset drainer into work surface, 'AEG' electric hob with built-in wok, concealed extractor/filter over, plinth lighting under kitchen units and below hob & sink, under cupboard lighting, smart lighting, triple 'Neff' ovens, wine fridge, wine rack, dishwasher, fridge/freezer, kitchen island with wireless charging and breakfast bar seating, rain censored electric Velux window, skylight, bi-folding doors to garden, underfloor heating.

## Living Room

Feature log burner, surround sound, Italian tiled floor, rain censored electric Velux window, underfloor heating.

## Utility Room

Wall & base units, large pantry with power & light, space for dishwasher and washing machine, upright radiator, uPVC double glazed stable door, Italian tiled flooring.

## Outside

### Front Garden

Carriage driveway laid to block paving providing off road parking for several vehicles, electric car charging point, gates either side of the property leading to the rear garden,

### Rear Garden

A beautifully presented rear garden with patio seating area, under cover seating area with pull down blinds, outside electric points, outside lighting, Wi-Fi points, security cameras, gate to front, brick borders, steps down to brick built barbecue area with electric points, garden shed, gate to driveway. There is an array of smart lighting outside to include, 'Phillips Hue' wall mounted lights.

### Garden Bar

Full bar with dishwasher and ice machine, draft beer, beer/wine fridge, air conditioning (hot and cold), door to WC, 4 x uPVC double glazed window with frosted glass, alarm panel.

## WC

Accessed from pub. Low level close coupled WC, wash hand basin with mixer tap, uPVC double glazed window.

## Office

Bi-fold doors out to garden, smart lighting, air conditioning (hot and cold), wireless access point, built in double storage cupboard, wooden flooring, outside lighting.

## Gym

3 x uPVC double glazed windows, uPVC double glazed double doors, wooden flooring.

## Garage

Power and light, electric door.

## Total approx floor area

210.6 sq.m (2,266 sq.ft) (including garden outbuildings)

## Council Tax Band D

## V1

### ADDITIONAL FEATURES:

- 'Nest' heating & smart fire detection
- Underfloor heating in kitchen, hallway & bathrooms
- Air con (hot & cold) in main bedroom, garden bar & office
- TV's come with the house; networked, 8k 85" Sony TV in living room, 4k 6" TV in kitchen
- 'Ring' doorbell and internal & external security cameras
- Smart lighting throughout
- Cat 6 cabling, hard wired
- Log burner
- Speakers throughout
- Rain sensed Velux windows







GROUND FLOOR  
210.6 sq.m. (2266 sq.ft.) approx.



TOTAL FLOOR AREA : 210.6 sq.m. (2266 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

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