



# Ainsworth Avenue

Ovingdean, BN2 7BG

**Asking price £650,000**

Delightful Two-Bedroom Detached House in Ovingdean.

Located in one of Ovingdean's most sought-after locations, this delightful two-bedroom detached house boasts an elevated position, offering enviable views across the South Downs to the sea and the surrounding downs.

At approximately 905.67 square feet, the downstairs alone boasts a generously sized reception room that seamlessly connects to the modern kitchen and handy utility room. The bright and airy reception room is perfect for family gatherings, with space for a dining table and chairs. Double-glazed French doors in the reception room open onto the patio, ideal for al fresco dining and appreciating the sunny garden. The horseshoe-shaped kitchen includes an integrated electric hob and oven, along with all modern appliances. A separate utility room with an additional sink is perfect for cleaning muddy boots after walks on the South Downs. The downstairs also features a convenient separate W/C.

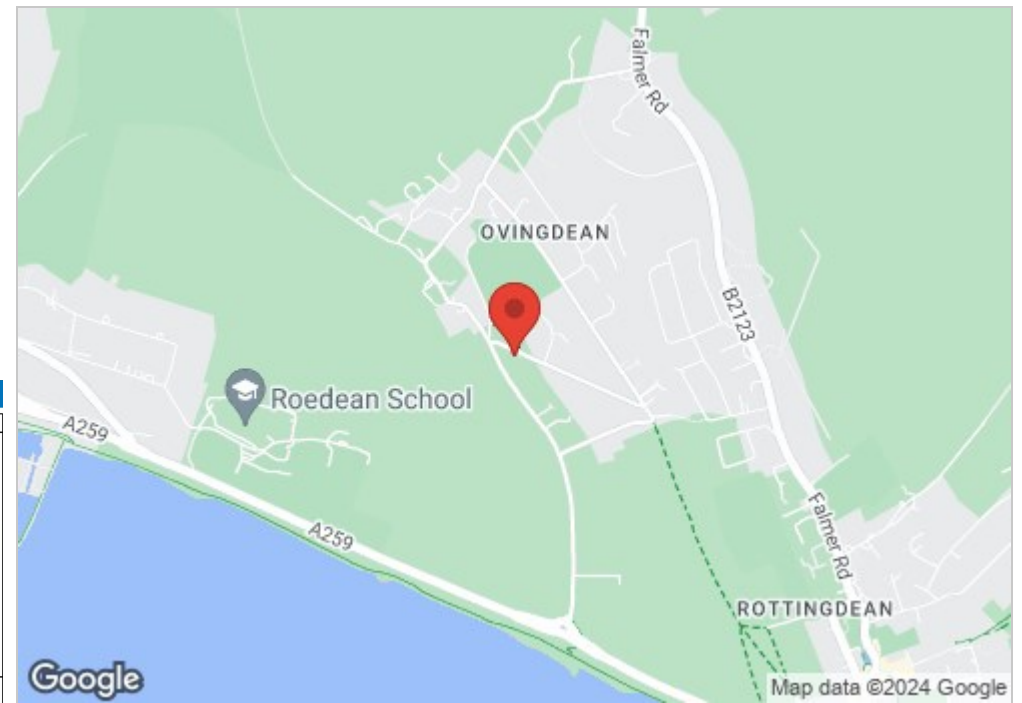
Ascending the stairs to the upper floor, you'll find two beautiful double bedrooms, both featuring ample eaves storage cupboards. A family bathroom with a large bath/shower, all tiled in neutral hues creates a relaxing ambiance.

Worthy of a particular mention is the well-maintained levelled garden with several flower beds surrounding the edges and an inviting raised decking area, spacious enough for outdoor sofa's and armchairs. The perfect spot for soaking up the seaside rays. In addition there is off-street parking for several cars.

This property is a beautiful home with the village and seafront on your doorstep and offers spectacular views of the South Downs. Viewings are highly recommended to appreciate all this property has to offer.

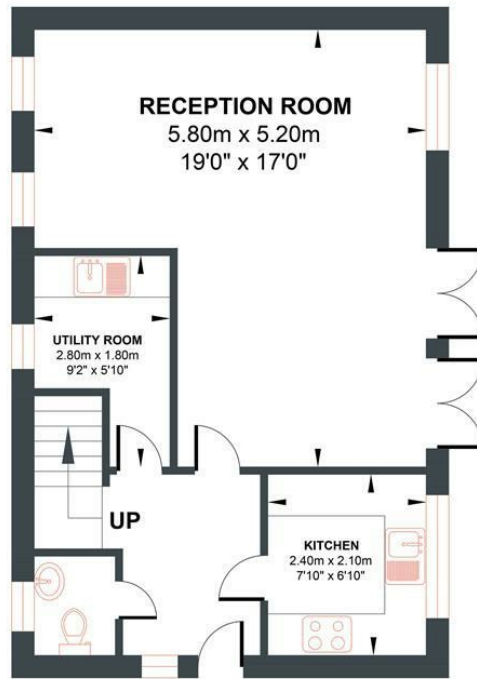
- Enviably Ovingdean Location
- Modern Fitted Kitchen
- Downstairs W/C
- Off-Street Parking
- Two-Bedroom Detached House with Sunny Garden
- Separate Utility Room with Sink
- Two Double Bedrooms

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



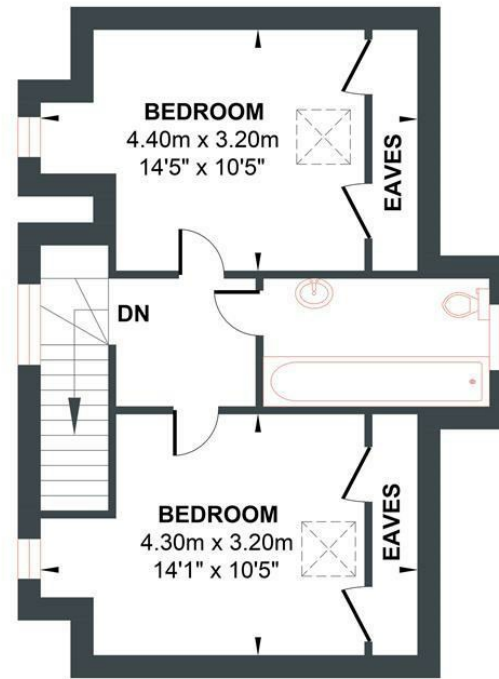
## AINSWORTH AVENUE

Approximate Gross Internal Area = 84.14 sq m / 905.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

**Approximate Floor Area**  
464.57 sq ft  
(43.16 sq m)



FIRST FLOOR

**Approximate Floor Area**  
441.10 sq ft  
(40.98 sq m)



