

## OVINGDEAN ROAD

Ovingdean Road, Ovingdean, Brighton BN2 7AA

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2 bedroom houses with parking and private gardens for **Shared Ownership**

AVAILABLE TO RESERVE OFF PLAN



# OVINGDEAN ROAD

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Stonewater has four **2 bedroom and four 3 bedroom homes available for shared ownership** at this desirable development on Ovingdean Road. These traditionally built homes come with allocated parking, ready turfed rear gardens and inside feature a useful downstairs WC. The houses, built by Brookworth Homes, benefit from a low carbon heating system in the form of an air source heat pump, offering potential cost savings and increased energy efficiency as well as being more environmentally sustainable than a conventional gas boiler.

Ovingdean is a coastal village in the South Downs, east of Brighton and neighbouring picturesque Rottingdean. The historic village has a conservation area which is home to the eleventh-Century St Wulfran's Church, Ovingdean Grange, a Grade II-listed manor house, and Ovingdean Hall, a late 18th Century country house which was formerly a school. Ovingdean Village Store and Post office is located on nearby Longhill Road; Rottingdean High Street offers a wider variety of shops and places to eat.

Rottingdean boasts a pretty duck pond and a variety of quaint cottages as well as the impressive manicured gardens to the house where Rudyard Kipling once lived. There is also the iconic Rottingdean Windmill at the top of Beacon Hill, which leads on to the Beacon Hill Nature Reserve. Both Rottingdean and Ovingdean have beaches and Ovingdean Café on the undercliff walk, just a mile walk from Brighton Marina, is open every day for snacks and drinks.

Ovingdean is a thriving community and the village hall is used for private functions, regular fitness classes and various clubs as well as societies including the Women's Institute, and the local Parents and Toddlers Group. Other activities include ballroom dancing, short mat bowls, a gardening club, and Ovingdean Arts Club. Local schools in the area include Ovingdean Nursery, St Margaret's CofE Primary School, Saltdean Primary School, Longhill High School and Brighton College.

Commuting to the city of Brighton and Hove by bus or car is straightforward, with the A259 coast road providing links west to Brighton and east to Seaford, Newhaven, Eastbourne and beyond. A short drive to Brighton's mainline station and London is an hour away by train. For travel further afield, Gatwick Airport is approximately a 40 minutes' drive away.

- Ovingdean beach 1.3 miles
- Rottingdean 1.3 miles
- Brighton Marina 2.5 miles
- Brighton City Centre 4.8 miles
- Brighton Railway Station 5.1 miles
- Newhaven 6.5 miles
- Seaford 10.3
- Eastbourne 19.5 miles
- Gatwick Airport 30.8 miles



# SPECIFICATION

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## Internal finishes

- Cormar Primo Plus carpet in 'Pumice' to all areas (except kitchen, bathroom and WC)
- Matt white emulsion or Dulux Timeless matt emulsion to walls
- Smooth white finish to ceilings
- White satin or gloss joinery
- Solid core 6 panel doors in white

## Kitchen

- Creative Designs kitchen units in 'Graphite' with stainless steel bar handles and white worktops
- Novilon Viva vinyl flooring in 'Smoked Chevron'
- Stainless steel upstand and chimney hood
- 1.5 bowl stainless steel sink with monobloc mixer tap
- LED spotlights

## Bathroom

- Thermostatic shower with shower screen
- Minoli brickwork pattern tiling in Beton Grey
- Novilon Viva vinyl flooring in 'Off White'

## WC

- Novilon Viva vinyl flooring in 'Smoked Chevron'

## Heating

- Air source heat pump



# SITE PLAN



# PLOT 10

36 Allingham Place, Rottingdean, Brighton BN2 7GW



## 2 bedroom end-of-terrace house

Allocated parking space  
Turfed rear garden  
Downstairs WC

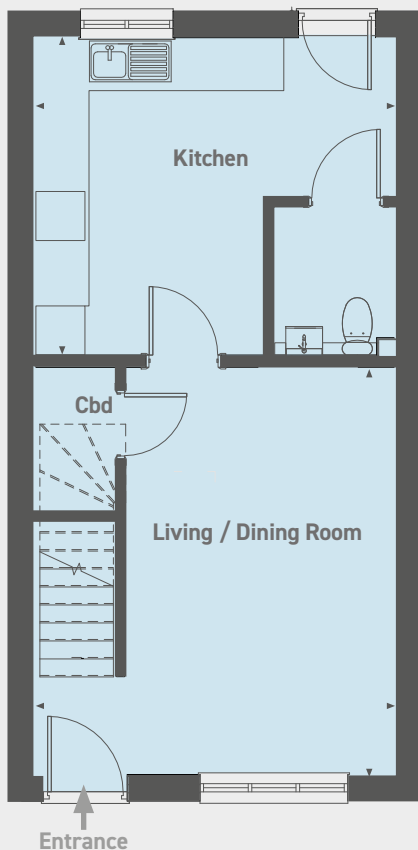
**£186,000 for a 40% share**

Open Market Value: **£465,000**

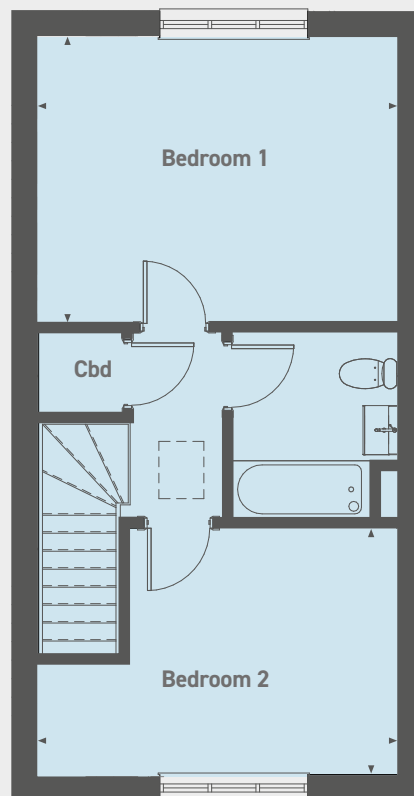
Monthly Rent: **£639.38**

Service Charge: **£60.40**

Ground floor



First floor



### Ground floor

Living/Dining Room  
4.43m x 5.03m (14'5" x 16'5")

Kitchen  
4.43m x 3.93m (14'5" x 12'8")

### First floor

Bedroom 1  
4.43m x 3.53m (14'5" x 11'5")

Bedroom 2  
4.43m x 3.06m (14'5" x 10'0")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

# PLOT 11

35 Allingham Place, Rottingdean, Brighton BN2 7GW



## 2 bedroom mid-terrace house

Allocated parking space  
Turfed rear garden  
Downstairs WC

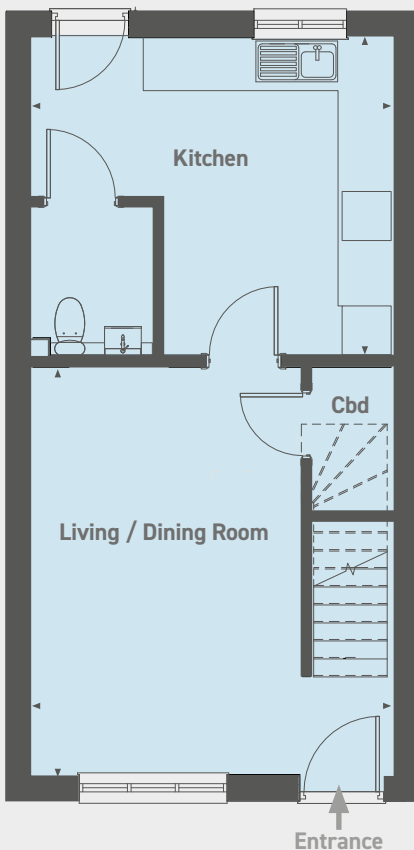
**£182,000 for a 40% share**

Open Market Value: **£455,000**

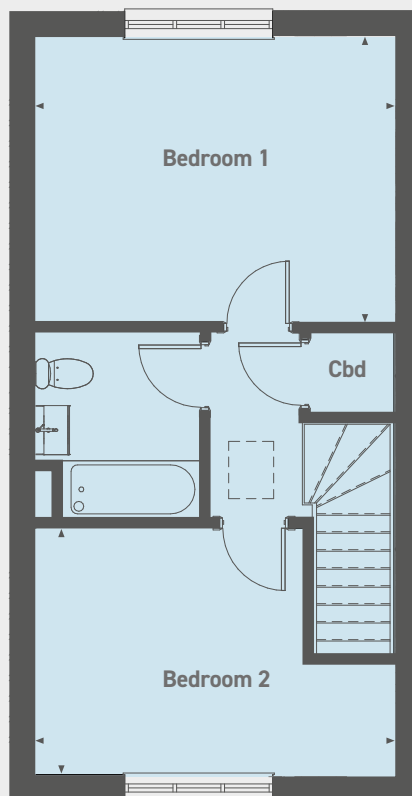
Monthly Rent: **£625.62**

Service Charge: **£60.40**

Ground floor



First floor



### Ground floor

Living/Dining Room  
4.43m x 5.03m (14'5" x 16'5")

Kitchen  
4.43m x 3.93m (14'5" x 12'8")

### First floor

Bedroom 1  
4.43m x 3.53m (14'5" x 11'5")

Bedroom 2  
4.43m x 3.06m (14'5" x 10'0")

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# PLOT 12

34 Allingham Place, Rottingdean, Brighton BN2 7GW



## 2 bedroom mid-terrace house

Allocated off-road parking space  
Turfed rear garden  
Downstairs WC

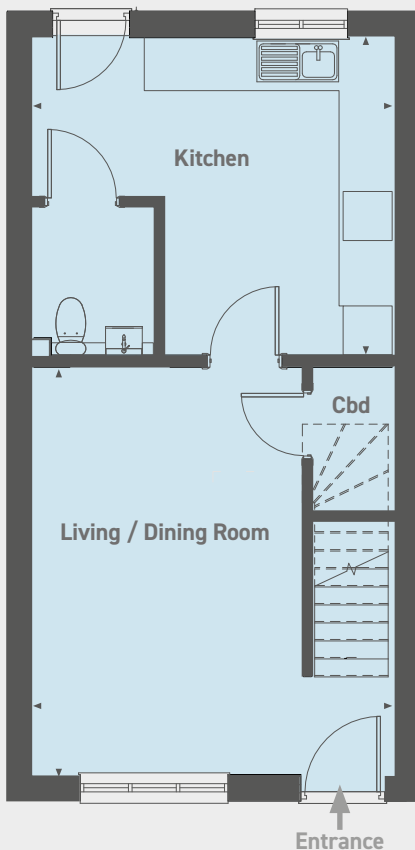
**£182,000 for a 40% share**

Open Market Value: **£455,000**

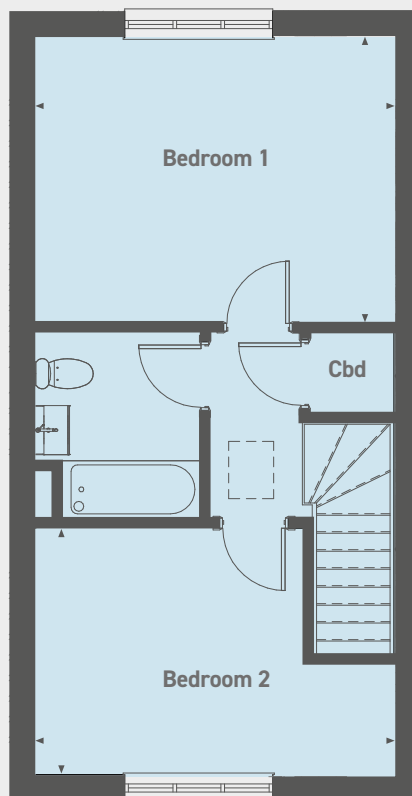
Monthly Rent: **£625.62**

Service Charge: **£58.27**

Ground floor



First floor



### Ground floor

Living/Dining Room  
4.43m x 5.03m (14'5" x 16'5")

Kitchen  
4.43m x 3.93m (14'5" x 12'8")

### First floor

Bedroom 1  
4.43m x 3.53m (14'5" x 11'5")

Bedroom 2  
4.43m x 3.06m (14'5" x 10'0")

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# PLOT 13

33 Allingham Place, Rottingdean, Brighton BN2 7GW



## 2 bedroom end-of-terrace house

Allocated off-road parking space  
Turfed rear garden  
Downstairs WC

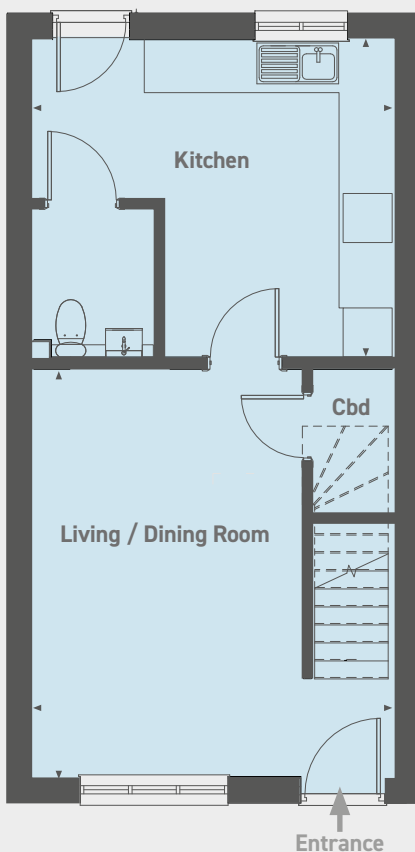
**£186,000 for a 40% share**

Open Market Value: **£465,000**

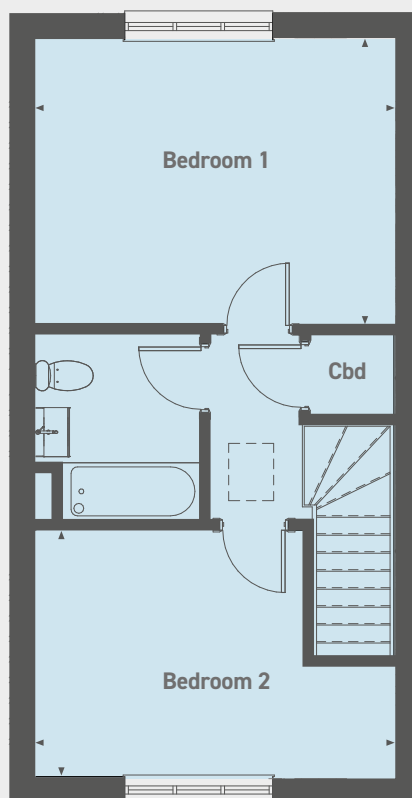
Monthly Rent: **£639.38**

Service Charge: **£60.40**

Ground floor



First floor



### Ground floor

Living/Dining Room  
4.43m x 5.03m (14'5" x 16'5")

Kitchen  
4.43m x 3.93m (14'5" x 12'8")

### First floor

Bedroom 1  
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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Further details are available upon request.

[FIND OUT ABOUT SHARED OWNERSHIP](#)

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