



Greenways, Ovingdean, BN2

Asking Price £900,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Greenways, BN2

4 Bedrooms | 2.5 Bathrooms | 1 Reception Room
2264Sq Ft | Potential for extension up and out

Facing southeast towards the coast across the green fields of Ovingdean Village, this four-bedroom family home is perfectly placed between the sea and the South Downs. Ideal for families looking to live the country life, this generous home has four double bedrooms, two bathrooms and two beautiful reception rooms leading out to a large garden, ideal for both family time and entertaining in style.

Gardens to the front and rear have been landscaped and there is parking on the driveway or in the sizable garage which runs the depth of the house and includes an EV charging port. Sitting on a substantial plot, there is huge scope for extension both up and out. The current owners have architect's drawings for a loft conversion, and the ground floor is also ripe for reconfiguration – ideal for those looking to put their own stamp on the place. Internally, the entire house has been expertly maintained with a smart, neutral decoration, so you can also just move straight in.

The house sits just 5-minutes on foot from the beach and within easy walking distance of excellent local schools, plus at approximately 10 and 40 minutes respectively, both Brighton and Gatwick are a realistic commute.

The homes of Greenways were built during the mid-20th Century, so they bear the classic, clean lines of the era. This attractive house sits back from the quiet road behind a well-tended front garden with a long drive for parking, leading to the garage. Feeling every inch the country abode, timber framed windows have a traditional leaded lattice patterning and the views from the front door are lush and green with nothing but hillside and sky for the eye to see.





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From the useful porch, you step into the entrance hall to a house which feels immediately warm and welcoming. To the left is a useful ground floor WC alongside a home office – ideal for those working from home and/or for teenagers studying for their exams. To the right, the main reception room spans the depth of the house with double doors to the rear leading first through to the conservatory then onto the garden. Once two rooms, they have since been opened to create one large and sociable space with clearly defined areas for formal dining alongside the kitchen, with relaxed seating to the front of the house, where the whole family can cosy up together by the fire in the evening.

Equally spacious, the kitchen forms another social space with room for a kitchen table for less formal dining occasions. Smart cabinetry runs along three sides providing a huge amount of storage, alongside a range cooker and an integrated fridge freezer, dishwasher and washing machine, which will stay. You can access the garden from both the kitchen and the conservatory which offers another space for summer dining which can spill out to the patio during warmer weather.

Out here, there is a large lawn with a beautiful horse chestnut tree at its centre providing some welcome dappled shade when the sun is high in the sky. It also invites birds and wildlife to the garden which has space for children to play ball games, or on the swing set, in complete safety. Flower beds border the immaculate lawn, bringing scent and colour to the space, which is a magical place to be enjoyed by adults and children alike.

Returning inside, there are four double bedrooms on the first floor, all enjoying exquisite Downland views, with the sea also now visible from the south facing bedrooms. This includes the principal bedroom which benefits from a wall of built-in wardrobes and a contemporary en suite shower room with large-scale tiling and underfloor heating to warm your toes during winter. Bedrooms two to four share use of the family bathroom where there is a gleaming white bathtub alongside a separate shower cubicle, so no need for queues on busy mornings before work.









LOCATION GUIDE

Vendor's Comments:

"This has been an incredible family home for us which has evolved as the children have grown. The location could not be more perfect for families as we can be out on the Downs in seconds, or down on the beach rock pooling in just a few minutes. As the children grew, they had independence, being able to jump on a bus into the city, giving them the best of both worlds. It is incredibly peaceful here – yet there is plenty to entertain you too in nearby Rottingdean – or there is a fantastic pizza restaurant in Ovingdean now which has been a great addition over the last few years. We no longer need a house of this size, but we hope another family enjoys it as much as we have."

Education:

Primary: St Margaret's, Rudyard Kipling, Woodingdean Primary

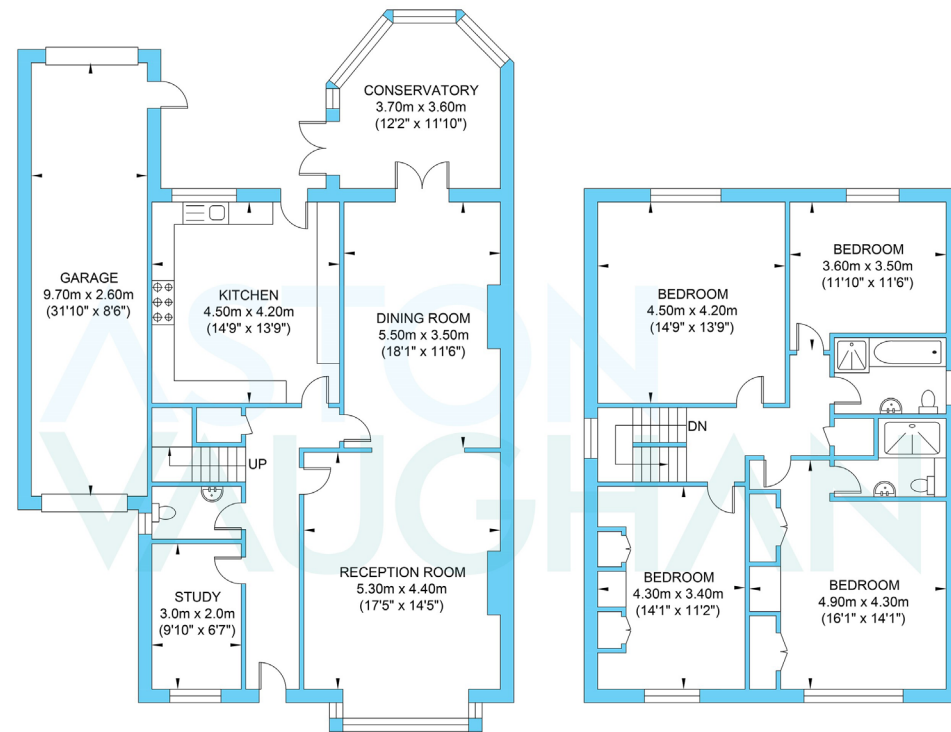
Secondary: Longhill High School, Cardinal Newman RC

Private: Brighton College, Brighton Colleague Prep, Roedean, Brighton Steiner

Good to Know:

On the edge of the South Downs National Park, Ovingdean is a prestigious village suburb just 10-minutes east from the City of Brighton and Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. Ovingdean is sought after by professionals and families. There's a local beach with sand and rock pools; a café and an active, friendly community centred around the local shop which serves your immediate needs and is just a short stroll from this house. The coastal village of Rottingdean, with its chic High Street and good schools is easy to reach by bus, cab or car - or you can walk or ride to it over fields. Keeping options open, the shops, cafes, library and primary schools of Woodingdean are also easy to reach. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.

Greenways



Ground Floor
Approximate Floor Area
1349.57 sq ft
(125.38 sq m)

First Floor
Approximate Floor Area
915.14 sq ft
(85.02 sq m)

Approximate Gross Internal Area = 210.40 sq m / 2264.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.