



Longhill Road, BN2
Offers In Excess Of £1,000,000

ASTON
VAUGHAN

INTRODUCING

Longhill Road, BN2

4-5 Bedrooms | 4 Bathrooms | 4 Reception Rooms
2711 Sq Ft | Garden & Garage |

Sitting in the green and leafy environs of the South Downs National Park as it reaches the coast in Ovingdean Village, this beautifully renovated family home offers the best of all worlds for families looking to live in tranquillity while remaining connected to the bigger cities. Originally a 1960s chalet house, it has been transformed in recent years using contemporary styling, fixtures and fittings to create a home ready for the modern family. With four exquisite double bedrooms, four bathrooms and two elegant reception rooms, it is the perfect size for both family time and sophisticated entertaining. Natural light has been maximised by a wealth of glazing on all sides, bringing glorious views into every room from its hilly position, taking the eye across rolling Downland views below big, open skies – ever changing with the seasons.

Gardens surrounding the house have been landscaped with spaces for play, relaxation and dining alfresco. They are not overlooked due to mature borders which invite wildlife and bring scent, shape and dappled shade to the space which receives all day sunshine during spring and summer where plants thrive.

Parking is easy to come by with space on the drive and within the double garage which is also ideal as a workshop or for storage. In the car, this house is just 5-minutes 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.

Sitting on a substantial plot behind border walls and a generous driveway leading to the garage, this newly renovated home is impressive on approach with an immaculate wrap around garden facing south, enjoying direct countryside views from its elevated position on the hill.





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A turning staircase rises to the upper landing where there are three further king size bedrooms, all with en suite bathrooms. Elevated further in the house, the views only improve across the undulating landscape, with skies filling up with stars at night due to the lack of light pollution here. All three bedrooms have soft carpet underfoot and ample built-in storage, with the principal bedroom suite enjoying a walk-in wardrobe with clothes, shoe and accessory storage for two. The en suites are all well-appointed with modern tiling and rainfall showers, while two come with bathtubs for complete relaxation.



Stepping inside, it is immediately clear this home has been renovated by those with an eye for contemporary interiors. The entrance hall is a welcoming space to come home to with space to hang coats and a cupboard for shoes. Gleaming wood floors flow into the main reception spaces through glazed double doors which maximise the light streaming in on all sides while creating a sense of flow through the reception rooms on the ground floor. Between the two, a wood burning stove brings winter warmth while during summer, the cool coastal breeze can flow through the home via French doors leading out to the garden. A third reception room offers a quiet retreat as a TV room or sitting room, but is versatile as a fifth bedroom, playroom or workspace, depending on the needs of the new owners.

With a contemporary countryside scheme, the kitchen and dining room is a stunning space as the heart of this home with space for socialising and formal dining. Lavender blue Shaker cabinetry provides a wealth of storage solutions alongside integrated appliances below white stone worktops. The butler sink is seamlessly fitted below the window while the range cooker can be included by separate negotiation. The utilities are nicely tucked away in their own adjoining room.

Completing the ground floor is bedroom four, a beautiful double room sitting alongside a ground floor shower room, ideal as a guest bedroom.







Vendor's Comments:

"This is a fantastic home for raising a family in complete comfort, but also for entertaining – particularly during spring and summer when the gardens come into their own. It is easy to reach the station and schools along the coast with regular buses, but there is also plenty to enjoy nearby. There is a fantastic Pizza restaurant in the village or both Rottingdean and Brighton Marina are just 5-minutes in a cab, and you can be out in the countryside in minutes for dog walks, hikes or cross country runs."

Education:

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

Secondary: Longhill High School, Cardinal Newman RC

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

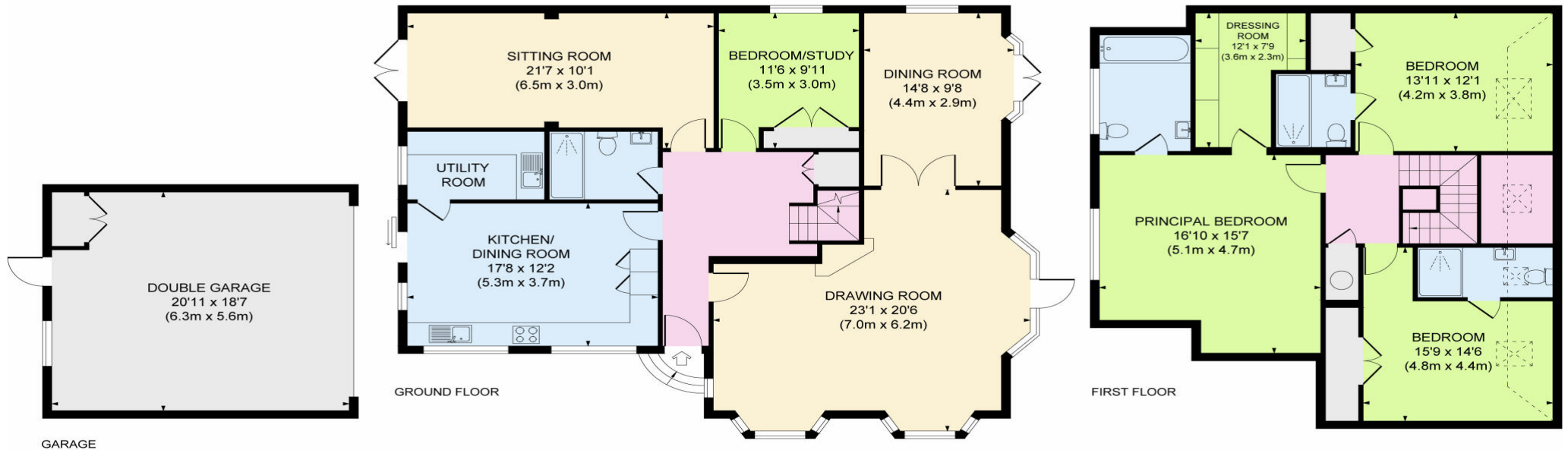
Good to Know:

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.





Approximate Gross Internal Area
2711 sq ft / 251.8 sq m



This plan for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.