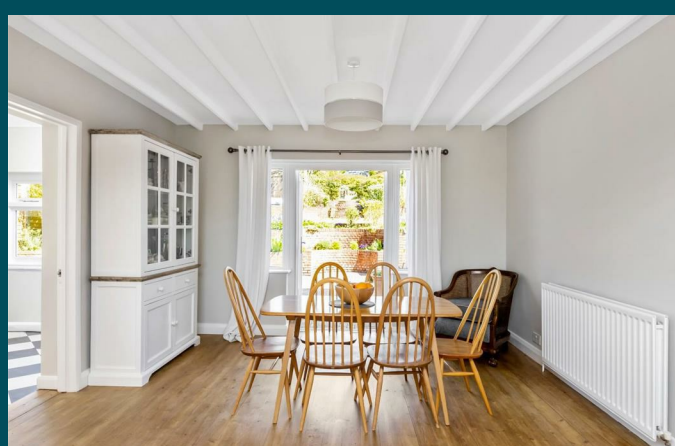
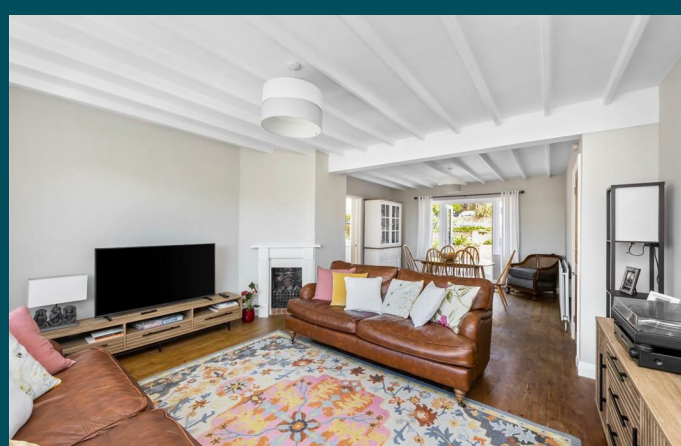




35 Ainsworth Avenue
Ovingdean, BN2 7BG

Pearson
Keehan



35 Ainsworth Avenue

Ovingdean, BN2 7BG

Guide price £1,100,000

Guide Price: £1,100,000 - £1,200,000

This charming five-bedroom, detached family home boasts a beautifully landscaped garden, extending nearly 120 feet, with stunning views of open farmland and the sea beyond.

Offering over 1,500 square feet of newly refreshed, versatile living space, the property is filled with natural light and features generously proportioned rooms. Upon entering, the ground floor reveals an expansive open-plan living and dining area, perfect for family gatherings, along with a study, a large utility room, a well-equipped fitted kitchen, and a separate W/C for added convenience. The bright lounge/dining room opens directly onto the sun-filled rear garden, seamlessly blending indoor and outdoor living.

Upstairs, five spacious bedrooms provide ample accommodation, while a contemporary family shower room completes the upper level.

The beautifully tiered rear garden is designed to maximize the breath-taking sea views. A large block-paved patio leads to a lawn framed by beautiful flower beds, with central steps guiding you to a second lawned area, complete with additional flower borders, a timber shed, and another patio. The garden's upper tier is laid to lawn, featuring raised planters for a touch of greenery.

Nestled in the historic village of Ovingdean within the South Downs National Park, this property boasts a prime location on one of the village's most sought-after roads. The peaceful and caring community offers easy access to the beach and scenic undercliffs, while the nearby South Downs provide picturesque countryside walks. Ovingdean and Rottingdean offer a range of local amenities, including theatres, pubs, restaurants, and fairs. Convenient bus routes connect the area to the city centre and Woodingdean. Prestigious schools, such as Roedean School and Brighton College, are also nearby, making this an ideal location for families.

