



**hamlyn
smith.**

Longhill Road, Brighton, BN2 7BD

£875,000 - £900,000

hamlyn smith.



4 Bedrooms



2 Receptions



2 Bathrooms

****Guide Price £875,000 - £900,000**** A substantial & beautifully presented four-bedroom detached house in a private and select development on the sought after Longhill Road, Ovingdean with superb sea and downland views

- A Stylish 4 Bedroom Townhouse
- Beautifully Designed & Renovated
- Versatile Living Accommodation
- Large Terrace, Balcony & Garden
- Garage & Driveway
- Arranged Over Three Floors
- Easy Access To South Downs National Park
- EPC rating - C
- Council Tax band - F





hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

Discover this stunning four-bedroom detached home, beautifully set within a private, select development on Longhill Road, Ovingdean. Offering spectacular sea and downland views, this sought-after property combines modern living with the charm of village life, just a five-minute drive from the heart of Brighton.

Spanning three floors, this stylish and efficiently designed home provides flexible living spaces, off-road parking, and a garage with an electric door. Finished to a high standard, including a well-appointed kitchen and luxurious bathrooms, the property also features a superb southwest-facing balcony with a spiral staircase leading down to an established garden, complete with a large terrace perfect for outdoor entertaining.

All living areas are elegantly designed with high-quality carpeting or Amtico flooring that complements the light, pastel decor. The windows are fitted with bespoke, solid white wooden shutters, and the French patio doors extend the living space seamlessly into the outdoors.

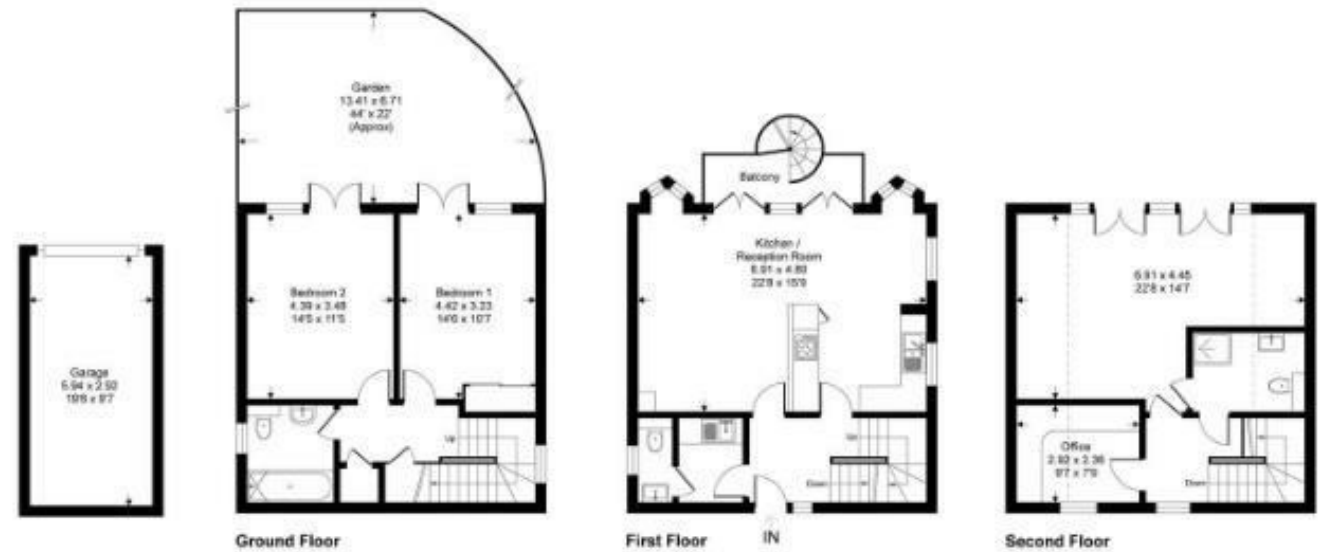
Features include a premium Paula Rosa kitchen, energy-efficient Neff appliances, pre-wiring for a multi-room sound system, UPVC Rehau double glazing, and Villeroy & Boch bathroom suites. The garage includes a remote-control opening system, ample eaves storage with lighting and power, a private entrance drive, and a beautifully landscaped garden with a large decked area.

Nestled in the scenic South Downs National Park and extending to the coast, Ovingdean is a charming village with local amenities including a Village Store, a lively Village Hall hosting various social events, a private members club, and a nursery. Convenient bus services connect to the wider city, and nearby Falmer Road provides easy access to the A27, A23, and major motorways



Longhill Road, BN2

Approximate Gross Internal Area = 128 sq m / 1375 sq ft
Approximate Garage Internal Area = 17 sq m / 187 sq ft
Approximate Total Internal Area = 145 sq m / 1562 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2024 - Produced for David Webb

