

Martyn's Close



Ground Floor
Approximate Floor Area
923.32 sq ft
(85.78 sq m)

First Floor
Approximate Floor Area
453.80 sq ft
(42.16 sq m)

Approximate Gross Internal Area = 127.94 sq m / 1377.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1377.13 sq ft

10 Martyn's Close, Ovingdean, BN2 7BU

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Offers In The Region Of £560,000
Freehold



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Approach

Driveway offering parking for two vehicles leading to integral garage with up-and-over door. Front garden laid predominantly to lawn with some meadow planting and mature shrubs. Path leading to timber gate side access. Covered entrance with obscured timber framed front door with full-height glazed side panel, opening into:

Entrance Lobby

Full-height glazed window to front, coved ceiling, built-in cupboard with shelving and further obscured glazed timber framed door into:

Entrance Hallway

Coved ceiling, radiator, door through to bedroom and further door through to:

Living/Dining Room

5.86m x 5.43m (19'2" x 17'9")
Double glazed sliding patio doors alongside high-level double glazed window to rear. Obscured double glazed window to side with Venetian shutters. Two radiators, feature 1960s fireplace with tiled surround and stone hearth with gas fire (not tested), coved ceiling, wall-mounted shelf, feature timber panelled column, night storage heater. Mid-20th Century style open timber staircase ascending to first floor landing, door into inner lobby, further obscured timber framed door into:

Kitchen/Breakfast Room

4.52m x 3.05m (14'9" x 10'0")
Refitted modern kitchen comprising matching wall and base units to include integrated fridge freezer, eye-level grill and oven. Work surfaces extend to include a single bowl stainless steel 'Franke' sink with drainer and mixer tap, four-ring 'Neff' ceramic hob with contemporary style 'Neff' extractor over, and glass splashback. Breakfast bar, wall-mounted 'Worcester' combination boiler, double glazed window to side, double glazed French doors opening onto garden, exposed timber floorboards, coved ceiling, radiator.

Inner Hallway

Coved ceiling, door into bedroom, further door into:

Shower Room

Obscured double glazed window to side with radiator under, three-piece bathroom suite comprising pedestal wash hand basin with part-tiled splashback, low-level WC, shower tray with thermostat shower and part-tiled surround, coved ceiling, vinyl flooring.

Bedroom

6.04m x 2.67m (19'9" x 8'9")
Previously arranged as two separate bedrooms. Two double glazed windows to front overlooking front garden with far-reaching countryside views and radiators under. Coved ceiling, built-in wardrobe with hanging and shelving and sliding door fronts.

First Floor Landing

Door into spacious eaves storage.

Bathroom

Double glazed window to side with far-reaching countryside and sea views, three-piece bathroom suite comprising bath, low-level WC, and pedestal wash hand basin. Part-tiled surround, wall-mounted bathroom cabinet, coved ceiling, radiator, exposed timber floorboards.

Bedroom

4.92m x 4.34m (16'1" x 14'2")
Double glazed window to rear overlooking rear garden and offering countryside and sea views, radiator under, further high-level double glazed window to side, built-in wardrobe with hanging and shelving with sliding door front, and further built-in cupboard with shelving, coved ceiling.

Bedroom

4.26m x 3.45m (13'11" x 11'3")
Double glazed window to rear with countryside and sea views, radiator under, coved ceiling, built-in cupboard with hanging space and further deep built-in cupboard with hanging and shelving, small hatch offering access into loft space.

Rear Garden

Large lower level paved patio area. Passage to side offering access to front garden and further side passage leading to glazed timber door into garage. Outside water tap. Garden laid predominantly to lawn with mature shrubs including lavender, and apple and pear trees.

Garage

5.21m x 2.65m (17'1" x 8'8")
Up-and-over door to front and single glazed timber framed door onto rear garden.



Offered with no onward chain and boasting an enviable address within a quiet Ovingdean cul-de-sac, this charming 3/4 bedroom link detached (by garage) family home offers flexible accommodation with wonderful potential for someone to make their own mark through improvement, alteration and extension. Internally the property is surprisingly spacious and enjoys a range of features which nod towards its mid-20th Century origins. A generous south-westerly garden stretches out to the rear and captures the sunshine throughout most of the day into the early evening, and the property further benefits from a garage, driveway and good sized front garden. Sought-after semi-rural village location yet within easy reach of Brighton city centre, giving the best of both worlds.

- NO ONWARD CHAIN
- Sought-After Ovingdean
- Quiet Cul-de-Sac Position
- Sea Views
- Link-Detached By Garage
- Three/Four Bedrooms
- Ground Floor Shower & First Floor Bathroom
- Garage & Driveway
- Sunny South Westerly Rear Garden
- Potential to Improve, Alter & Extend

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Council Tax Band: E