



Total Area Approx 2208.20 sq ft

130 Longhill Road, Ovingdean, BN2 7BD

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**Offers In Excess Of £925,000 Freehold**



**Approach**  
Secluded front garden with paved sun terrace, water feature, variety of shrubs, railings and gate. Steps ascend to first floor front door.

**GROUND FLOOR:**

**Entrance Hall**

Internally accessed via garage. Engineered brushed Oak flooring, turning staircase to first floor, airing cupboard housing hot water cylinder, built-in cupboard - ideal storage for coats and shoes.

**Bedroom**

4.41m x 2.52m (14'5" x 8'3")  
French doors to sun terrace.

**Bedroom**

4.41m x 2.47m (14'5" x 8'1")  
Window to front.

**Bedroom**

4.41m x 2.53m (14'5" x 8'3")  
French doors to sun terrace.

**Bathroom**

Luxury 'Villeroy and Boch' bathroom suite comprising bath with shower mixer tap and glass shower screen, wash basin with mixer tap and cupboards below, and WC with concealed cistern. Fully tiled with heated towel rail.

**Utility Room**

Granite worktop, stainless steel sink with mixer tap and drainer. Spaces for washing machine and tumble dryer.

**FIRST FLOOR:**

**Entrance Hall**

Engineered brushed Oak flooring, built-in storage cupboard, turning staircase to second floor.

**Full-Width Living/Dining Room**

4.45m x 7.82 (14'7" x 25'7")  
Two sets of French doors with stunning views towards farmland and sea, leading onto:

**Balcony**

With glass balustrade and space for seating.

**Kitchen**

3.99m x 3.44m (13'1" x 11'3")  
'Paula Rosa' fitted kitchen with units at eye and base level and window to rear. Granite worktops, one-and-a-half bowl sink with mixer tap and waste disposal, fitted 'Neff' double oven, induction hob and microwave, integrated dishwasher, fridge/freezer and wine cooler.

**Separate WC**

Low-level WC, wash basin with mixer tap and cupboard below.

**SECOND FLOOR:**

**Master Bedroom**

5.38m x 3.86m (17'7" x 12'7")  
Stunning views across farmland and the sea beyond, bespoke fitted wardrobes, French doors lead onto balcony with glass balustrade and space for seating.

**En-Suite Bathroom**

Luxury 'Villeroy and Boch' bathroom suite comprising bath with shower mixer tap, Velux window over, wash basin with mixer tap and cupboard below, shower enclosure with thermostatic shower, low-level WC with concealed cistern, heated towel rail.

**Bedroom**

3.27m x 3.86m (10'8" x 12'7")  
Stunning views across farmland and the sea beyond, French doors lead onto balcony with glass balustrade and space for seating.

**Bedroom**

2.35m x 2.56m (7'8" x 8'4")  
Velux window plus window to side.

**Rear Garden**

Mainly lawned with paved patio area, fenced boundaries with side gate.

**Garage**

5.62m x 3.86m (18'5" x 12'7")  
Electric door and electric car charging point. Accessed via block paved drive which provides further off-road parking for two cars. Door into ground floor entrance hall.



A substantial modern detached residence which forms part of an exclusive development of four houses built in 2013. Located in the sought-after historic village of Ovingdean in one of the most desirable roads in the area with stunning 180° views of farmland and the sea beyond. This remarkable home comes with off-street parking plus sizeable garage with electric car charging point and internal access into the house. The versatile accommodation is arranged over three levels with two balconies plus gardens to the front, rear and side. Beautifully presented and finished to a high specification including Paula Rosa kitchen with Neff appliances and Villeroy & Boch bathroom suites. The master bedroom with en-suite and full-width living/dining room really capture the best of the fantastic views. With space to spread out, this delightful home would be ideal for families and those working from home, with further potential to Airbnb the bottom level. An elevated semi-rural location yet within easy reach of everything Brighton has to offer. Close to Rottingdean with its array of cafes, bars, restaurants and independent shops, and wonderful walks along the seafront and the South Downs. Roedean School and Brighton College are also nearby.

- Exclusive Modern Development
- Sought-After Road in Ovingdean
- Stunning 180° Views of Farmland & Sea
- Versatile & Spacious Accommodation
- Six Bedrooms & Two Bathrooms
- Master Bedroom with En-Suite
- Two Balconies
- Garage with Internal Access to House
- Finished to a High Specification
- Semi-Rural Location Yet Within Easy Reach of Central Brighton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Council Tax Band: F

