



Total Area Approx 1567.90 sq ft

42 Longhill Road, Ovingdean, BN2 7BE

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£775,000 Freehold

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Approach

Mainly laid to lawn with hedged and fenced boundaries. A range of mature shrubs and flowers with block paved path to the house and off-road parking for 2/3 cars. Access to the garage and side access to the rear garden.

Conservatory/Porch

2.33m x 3.34m (7'7" x 10'11")
Newly installed in June 2023 with tiled flooring. Built-in bench seats and with a polycarbonate roof. Fully double glazed with various opening windows. Door to:

Living Room

3.73m max x 4.43m (12'2" max x 14'6")
Bay window to the front, feature wood burning stove with wooden mantle and stone hearth. Carpeted with wall lights and column radiator.

Hallway

Carpeted with built-in shelving, side door to rear garden and stairs to the first floor.

Kitchen/Dining Room

4.55m x 4.37m (14'11" x 14'4")
Range of modern shaker style wall and base units with Corian worktops and tiled splashbacks. One-and-a-half bowl inset sink with routed drainer and brass effect mixer taps. Integrated oven with gas hob and extractor over, integrated washing machine, dishwasher and under-counter fridge and freezer. Larder storage housing 'Worcester' combi boiler. Wood effect flooring, side window and bi-fold doors leading out to the garden.

Bedroom

3.33m x 3.33m (10'11" x 10'11")
Large window to front, column radiator and carpeted.

Shower Room

Fully tiled with shower cubicle with thermostatic mains shower on riser, wash basin with mixer tap, low-level WC, heated towel rail. Built-in storage cupboard with obscured window to side.

Bedroom

4.42m max x 3.33m (14'6" max x 10'11")
Bay window overlooking rear garden with views beyond. Built-in shelving, column radiator, carpeted with built-in storage cupboard.

Landing

Window overlooking rear garden with views of the Downs beyond. Built-in shelving and window to front with views of farmland and the sea.

Bedroom

3.62m x 3.41m (11'10" x 11'2")
Carpeted with large storage cupboard under the eaves with light, column radiator and window to front. Glass door giving access to balcony with glass and steel balustrade offering spectacular views over farmland and the sea.

Bathroom

Bath with shower and mixer taps, wash hand basin, low flush WC. Velux window with tiled walls, extractor and heated towel rail.

Kitchen/Living Room

6.45m x 4.37m at widest point (21'1" x 14'4" at widest point)

Kitchen Area

2.08m x 3.26m (6'9" x 10'8")
Range of eye and base units with integrated oven, hob with extractor over, stainless steel sink and drainer with mixer tap. Space for washing machine and fridge freezer. Wood effect flooring with Velux window.

Living Area

3.21m x 4.37m (10'6" x 14'4")
Carpeted with storage cupboard. Window to rear with glass door giving access to rear roof terrace allowing spectacular views in both directions of the sea, farmland and the Downs, space for dining.

Garage

Accessed via wooden doors with light and power and housing electric meter.

Garden

Good sized level garden with patio area and the main section which is laid to lawn with fenced and hedged boundaries. Various beds well stocked with mature tree, shrubs and flowers. Ornamental pond and rockery, shed and small outhouse. Access to garage and side access to front.



- Detached 1930s Period House
- Located in the Historical Village of Ovingdean
- Currently Arranged as Two Units
- Easy to Reinstate into One House
- Large Level Rear Garden
- Additional Balcony & Roof Terrace
- Spectacular Views of the Sea, Farmland & The Downs
- Off-Road Parking for 2/3 Cars
- Close to Amenities & Top Rated Schools
- NO ONWARD CHAIN

A well maintained 1930s-built house located on one of the premier roads in the sought after Historical Village of Ovingdean. Currently arranged as a one bedroom flat on the first floor which comprises of a double bedroom, bathroom and living/kitchen space with a large roof terrace to the rear and balcony to the front offering spectacular countryside and sea views. The ground floor is made up of 2 bedrooms, living room, conservatory and a large kitchen/dining room with bi-fold doors leading out to the large level rear garden. Perfect for someone wanting extra income or space for a relative but could easily be converted back to one unit if required. This property further benefits from a garage and off-road parking for 2/3 cars. Situated close to good local schools including Roedean and Brighton College and within 10 minutes' drive to the centre of Brighton and near good bus routes into town. Offered for sale with no onward chain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax
Band: E