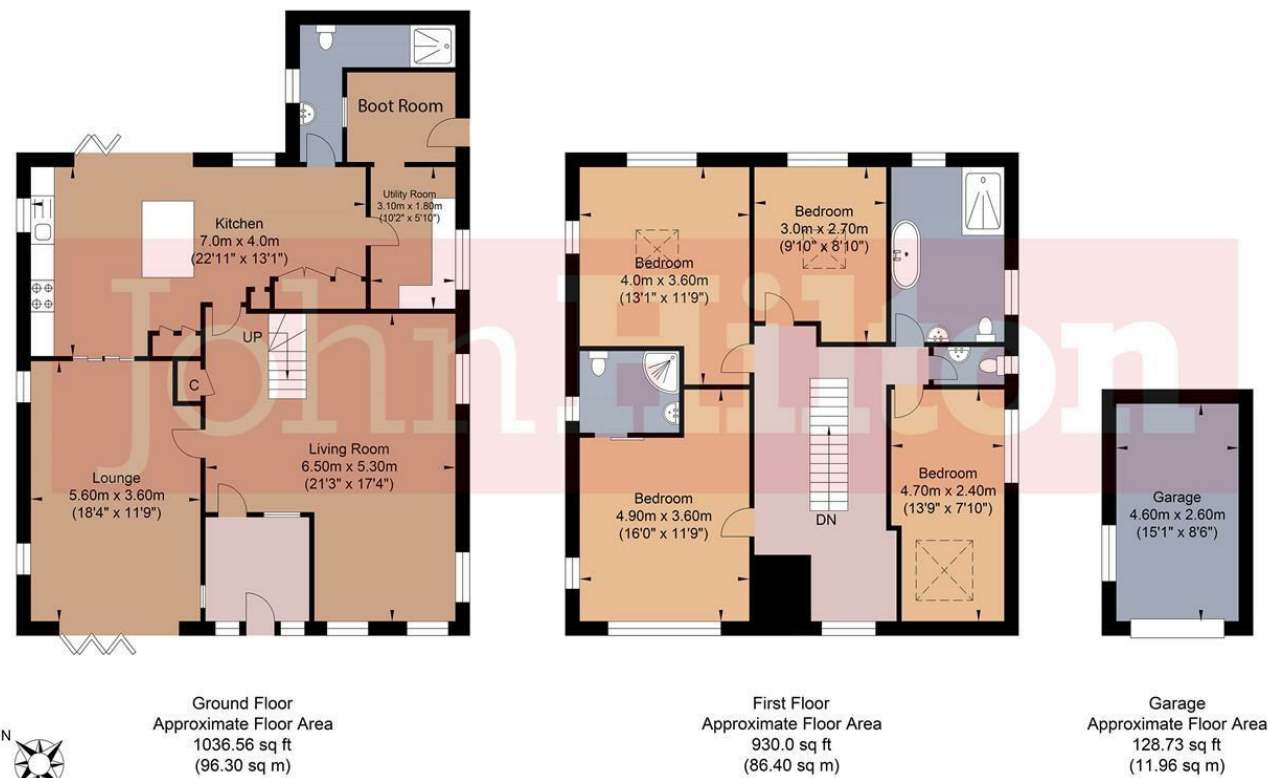


Longhill Road



Approximate Gross Internal Area = 194.66 sq m / 2095.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

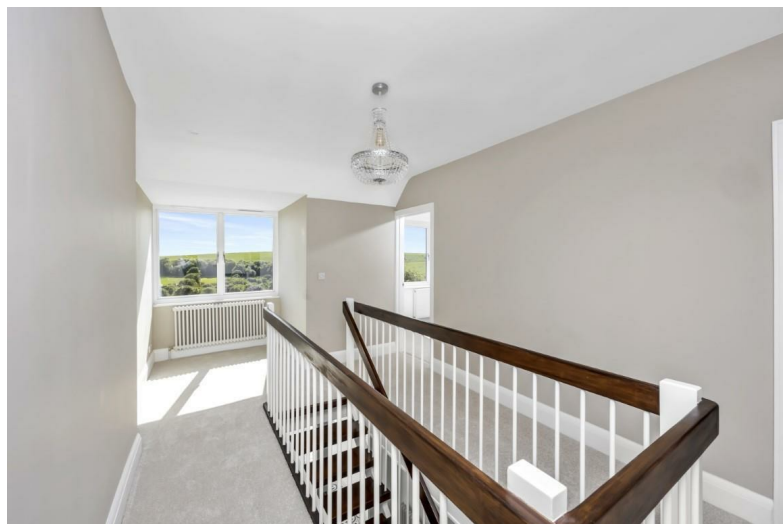
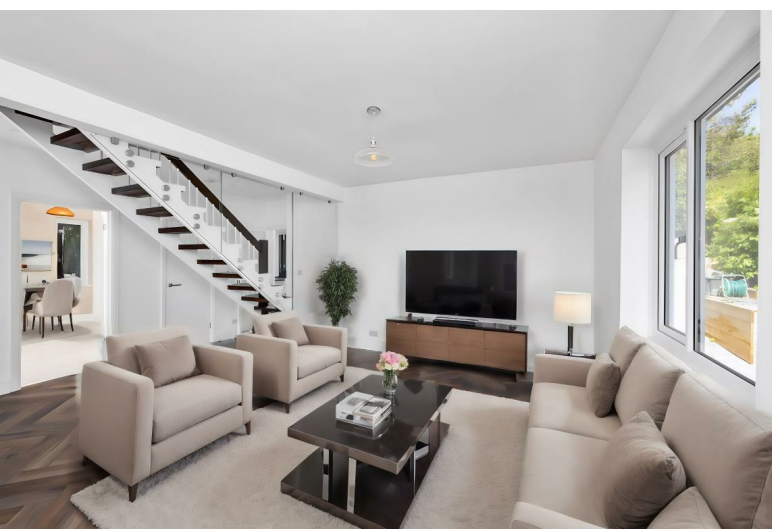


Total Area Approx 2095.00 sq ft

100 Longhill Road, Ovingdean, BN2 7BD

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £1,500,000-£1,650,000
Freehold



100 Longhill Road, Ovingdean, BN2 7BD

Approach

Long landscaped front garden setting the house back from the road. Lawned with terraced planters well-stocked with various flowers and shrubs. Block paved footpath ascends with border alongside with mature shrubs and small apple tree. Well-screened paved sun terrace to front of property with stunning views towards rolling farmland and sea beyond.

Entrance Vestibule

Patterned tiled floor with glass door to:

Living Room

6.50m x 5.30m (21'3" x 17'4")
Herringbone LVT flooring, large window with delightful views to the front, two side windows, feature open-tread staircase with glass wall, built-in storage cupboard.

Lounge

5.60m x 3.60m (18'4" x 11'9")
Bi-fold doors open out to sun terrace to the front with delightful views of surrounding area towards the sea. Glazed pocket-sliding doors to:

Kitchen

7.00m x 4.00m (22'11" x 13'1")
Stylish newly fitted kitchen comprising units at eye and base level, square edge worktops plus central island with breakfast bar overhang. Eye-level double oven, four-ring gas hob with glass splashback and canopy extractor over, one-and-a-half bowl stainless steel sink with hot tap, integrated dishwasher and fridge freezer. Space for dining with multiple matching larder style units, LVT flooring, windows to side and rear plus bi-fold doors to rear garden.

Utility Room

3.10m x 1.80m (10'2" x 5'10")
Range of units matching kitchen at eye and base level, varnished solid wood worktops with inset butler sink and extendable hose mixer tap. Spaces for washing machine, tumble dryer and further fridge freezer. LVT flooring and opening through to:

Boot Room

LVT flooring, stable door with side access.

Shower Room

Mostly tiled, shower enclosure with raised shower head and hand shower, fitted wooden cabinet with floating wash basin with mixer tap and de-misting mirror over with LED lighting, and low-level WC.

Landing

Wraps around the staircase with space at the front for a study area with large windows offering spectacular views towards farmland and sea beyond. Entrance to large boarded loft with Velux windows with further potential to convert (subject to usual consents).

Bedroom

4.90m x 3.60m (16'0" x 11'9")
Windows to front and side with delightful views at the front. Pocket-sliding door to:

En-Suite Shower

Fully tiled walls and LVT flooring. Shower enclosure with electric shower, oval column wash basin with waterfall mixer tap and de-misting mirror over with LED lighting, low-level WC.

Bedroom

4.00m x 3.60m (13'1" x 11'9")
Windows to rear and side, Velux skylight with electric opening and closing controls.

Bedroom

3.00m x 2.70m (9'10" x 8'10")
Window to rear, Velux skylight with electric opening and closing controls.

Bedroom

4.70m x 2.40m (15'5" x 7'10")
Velux window with stunning views at the front, additional side window.

Family Bathroom

Mostly tiled with LVT flooring. Oval freestanding bath with waterfall style mixer tap, walk-in shower with raised shower head plus hand shower, oval column wash basin with waterfall mixer tap and mirrored cabinet over, low-level WC.

Separate WC

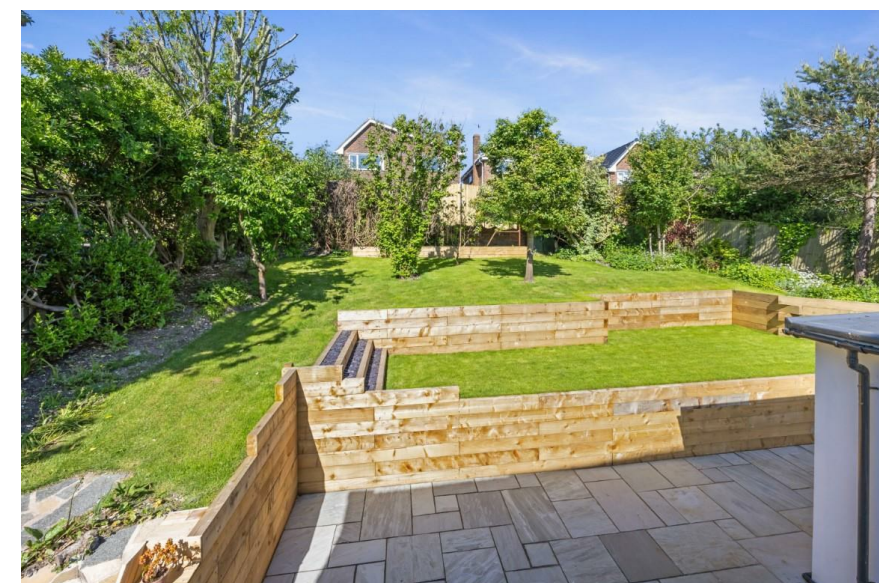
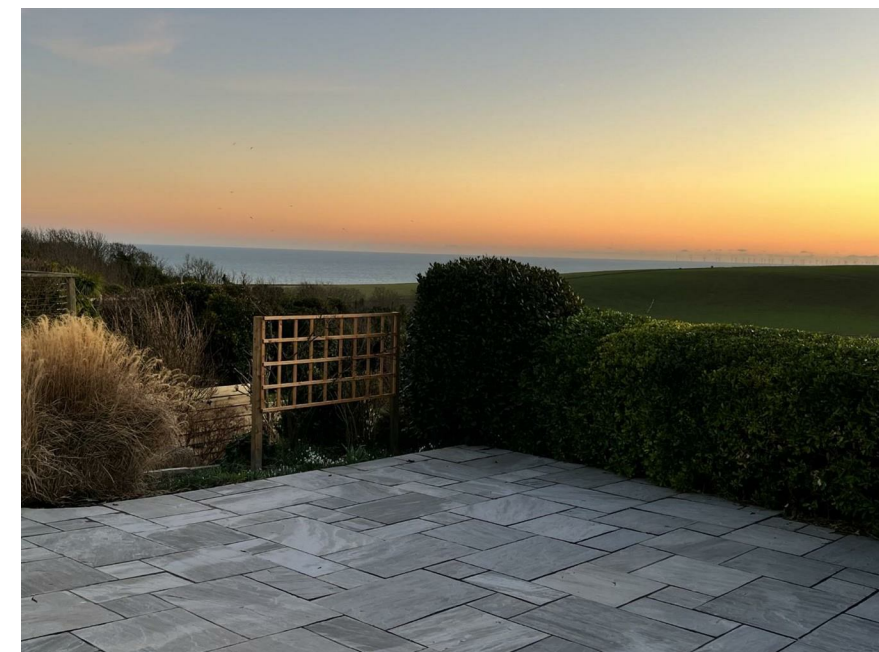
Part-tiled walls, LVT flooring, low-level WC and wash hand basin.

Rear Garden

Landscaped and terraced on three levels with railway sleeper retaining walls between levels. Paved patio area, lawned on two levels. Small trees, hedged and fenced boundaries. Two side entrances with footpaths.

Detached Garage

Accessed via block paved driveway with off-road parking for multiple vehicles. Up-and-over door and pitched roof.



*** GUIDE PRICE £1,500,000-£1,650,000 ***

A beautifully renovated detached four bedroom, three bathroom home commanding an elevated position well set back from the road, and enjoying some of the finest panoramic views in Ovingdean towards countryside and the sea beyond. Originally built circa 1932, the property has undergone an extensive programme of works and has been transformed into contemporary, high spec 21st Century modern living to aspire to, with eye for detail finishings. The renovation designs place particular emphasis on a flowing layout, maximising natural light from every angle and capturing the best of the spectacular views on offer. Occupying a sizeable plot with stunning landscaped gardens to both the front and the rear and a detached garage plus off-road parking for multiple vehicles, this house has it all. Enjoying a favoured position within the historical village of Ovingdean in one of the most sought-after roads. A semi-rural location yet within a 5-10 minute drive along the coast into central Brighton, easy walking distance to the beach and undercliffs, and nice walks onto the South Downs. Prestigious schools including Roedean School and Brighton College are also close by.

- Beautifully Presented Detached Four Bedroom Property
- Three Bathrooms
- Stunning Views Towards South Downs & Sea Beyond
- Refurbished to an Exceptional Standard
- Emphasis on Natural Light & Views
- Generously Sized Accommodation
- Sought-After Village Location, Set Back from the Road
- Landscaped Front & Rear Gardens
- Garage Plus Off-Road Parking
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		67
(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