



Total Area Approx 936.00 sq ft

6 Ainsworth Avenue, Brighton, BN2 7BG

To view, contact John Hilton:  
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## £650,000 Freehold

## 6 Ainsworth Avenue Ovingdean BN2 7BG

Enjoying a favoured position in the historical and picturesque village of Ovingdean, this attractive two double bedroom detached house with off-road parking and a southerly rear garden enjoys a semi-rural location yet is just a 5-10 minute drive along the coast from central Brighton. Within easy level walking distance of the beach and undercliff walk as well as the South Downs, prestigious schools including Ovingdean Hall International Language College, Roedean School and Brighton College are also nearby. In addition to the local shop in Ovingdean Village, a 5-minute drive will take you to Rottingdean Village where you can find a Post Office, butcher, greengrocer/deli, convenience stores, independent shops, and an array of traditional pubs, tea rooms and restaurants.

This generously sized house of approximately 936 sq ft comprises a spacious entrance hall, a convenient ground floor WC, a modern kitchen including an integrated electric hob and oven along with modern appliances, a separate utility room with an additional sink and a bright L-shaped living/dining room which has a dual aspect with windows to the front and rear gardens and two sets of double doors opening out onto the southerly rear patio and garden. On the first floor, a window on the landing overlooks the front garden, and two double bedrooms - both with bay windows to the front, Velux windows to the rear with views over the South Downs and ample eaves storage - share a modern bathroom with panelled bath and shower over.

Externally, a block-paved driveway with off-road parking leads to the front door which is positioned to the side of the property with an open tiled roof porch, alongside an attractive front garden mainly laid to lawn with mature tree and shrubs. To the rear is a low-maintenance garden with a block-paved patio and raised decked seating area, as well as a lawned area with planted borders and views to the South Downs.

Viewing is highly recommended to truly appreciate this property.



- Detached
- Two Double Bedrooms
- Open-Plan Living/Dining Room
- Modern Kitchen & Separate Utility Room
- Double Glazed
- Off-Road Parking
- Front Garden & Southerly Rear Garden
- Semi-Rural Location
- Stunning Views of the South Downs
- Easy Access to Local Amenities & City Centre

Energy Efficiency Rating	
Current	Potential
85	96

Very energy efficient - lower running costs

(92 plus) A

(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: **D**