

## Ovingdean Road, Ovingdean, BN2 7BB

Approximate Gross Internal Area = 76.2 sq m / 820 sq ft

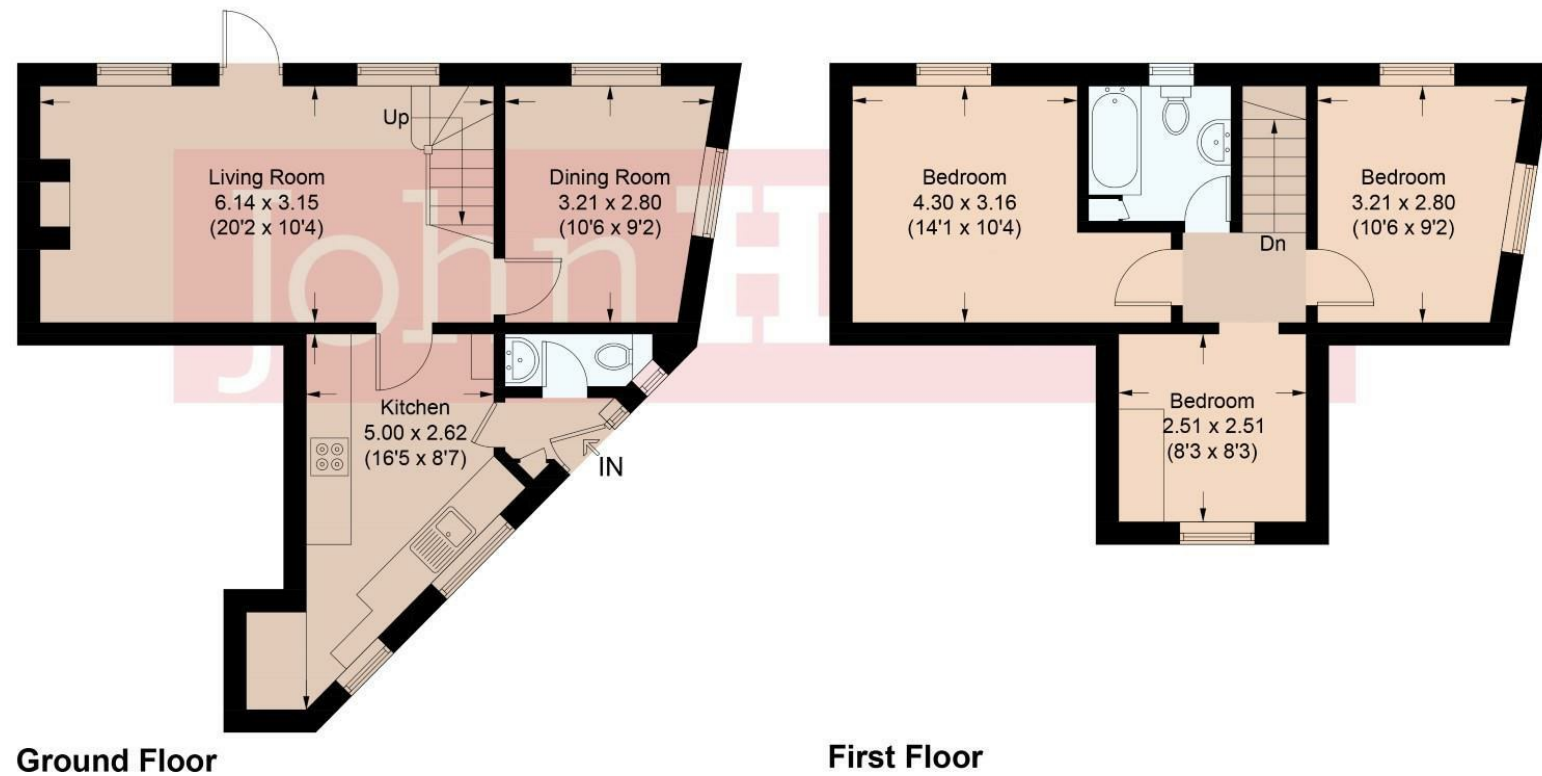


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 820.00 sq ft

The Nook, Ovingdean Road, Ovingdean, BN2 7BB

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## £625,000 Freehold



## The Nook, Ovingdean Road, Ovingdean, BN2 7BB

A unique Grade II Listed flint cottage of considerable character and charm, built between 1792 and 1795 and situated in the popular and historic village of Ovingdean. Tucked away in a private cul-de-sac with stunning views over farmland, this idyllic location enjoys the best of both worlds – perfect for those desiring a village setting and only a 15-minute walk from the beach, yet just a 10-minute drive along the coast to central Brighton. Internally, the property is finished to a high standard and offers spacious accommodation. The ground floor comprises a living room, dining room, modern kitchen and WC, while on the first floor there are three bedrooms and a modern bathroom. A private garden as well as two further lawned areas allow you to enjoy the sunshine right through to the evening, and the property also benefits from an off-road parking space.



### Approach

Wooden gate opens into private south-westerly garden mainly laid to lawn. Brick pathway leads to stable door with inset glass pane, tiled canopy porch and period door bell, which opens into:

### Living Room

6.14m x 3.15m (20'1" x 10'4")  
Two wooden-framed windows overlooking garden. Original brick fireplace and chimney with oak beams and mantel, original wooden floorboards, radiator, coved ceiling, pendant light fitting and 'Honeywell' thermostat controller. Stairs ascend to first floor and wooden door with inset glass panes into:

### Dining Room

3.21m x 2.80m (10'6" x 9'2")  
Dual aspect with two wooden-framed windows, original wooden floorboards, radiator, coved ceiling and pendant light fitting.

### Kitchen

5.00m x 2.62m (16'4" x 8'7")  
Range of grey wood-effect units at eye and base level, one housing 'Glow-Worm' boiler. Composite worktop with drainage grooves, under-mounted butler sink with bronze mixer tap and green metro-tiled splashback. Further composite worktop with space for cooker, extractor hood over, space and plumbing for dishwasher and green metro-tiled splashback. Step up to space and plumbing for washing machine. Space for tall fridge/freezer, radiator, tiled floor, telephone point, pendant light fitting and downlight. Two wooden-framed windows and wooden door with inset glass panes leading to:

### Lobby

Cupboard housing consumer unit and electric meter, enclosed light fitting and tiled floor. Door to WC, small window and stable door leading to garden and off-road parking space.

### WC

Small window, low-level WC, wall-mounted wash basin and wall-mounted medicine cabinet. Tiled floor, radiator and chrome towel rail.

### First Floor Landing

Carpeted with smoke detector, and access to bathroom and three bedrooms.

### Bedroom

4.30m x 3.16m (14'1" x 10'4")  
Wooden panelled door, wooden-framed window, radiator, coved ceiling, pendant light fitting, aerial connector point, BT internet point and carpet.

### Bedroom

3.21m x 2.80m (10'6" x 9'2")  
Wooden panelled door, dual aspect with two wooden-framed windows, loft hatch, radiator, coved ceiling, pendant light fitting, aerial connector point and carpet.

### Bedroom

2.51m x 2.51m (8'2" x 8'2")  
Wooden-framed window, fitted open wardrobe unit with hanging and shelving, radiator, pendant light fitting, aerial connector point and carpet.

### Bathroom

Wooden panelled door and obscure glazed wooden-framed window. White suite comprising panel-enclosed bath with mixer tap, shower mixer, glass shower screen and white tiled surround, low-level WC and grey vanity unit with inset wash basin, mixer tap and white tiled splashback. Wall-mounted cabinet, storage cupboard with slatted shelves, two wall-mounted wooden shelves, heated towel rail and loft hatch. Vinyl flooring, radiator and enclosed light fitting.

### Gardens

A private south-westerly garden with flint wall and lattice fenced borders, laid to lawn with paved patio area, garden shed, raised vegetable patch, mature trees and shrubs. Two further south-easterly lawned areas with large tree, mature shrubs, low hedge borders and outside tap. Paved pathway leads to stable door with decorative inset glass pane and outside light which opens into Lobby. Off-road parking space.



- Unique & Grade II Listed Flint Cottage
- Situated in the Heart of Ovingdean Village
- Tucked Away in Private Cul-de-Sac
- Three Bedrooms & Two Reception
- Semi-Rural Location Yet Within Easy Reach of Central Brighton
- Private South-Westerly Garden
- Characterful Features
- Off-Road Parking Space
- Within a 15-Minute Walk of the Beach & Undercliff
- Stunning Views of the South Downs

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **D**