

## Plot 1, Chalky Field Close, Ovingdean Road, Ovingdean, BN2

Approximate Gross Internal Area = 273.2 sq m / 2941 sq ft  
 Plant Room & Garage = 35.3 sq m / 380 sq ft  
 Games Room = 20.6 sq m / 222 sq ft  
 Total = 329.1 sq m / 3543 sq ft

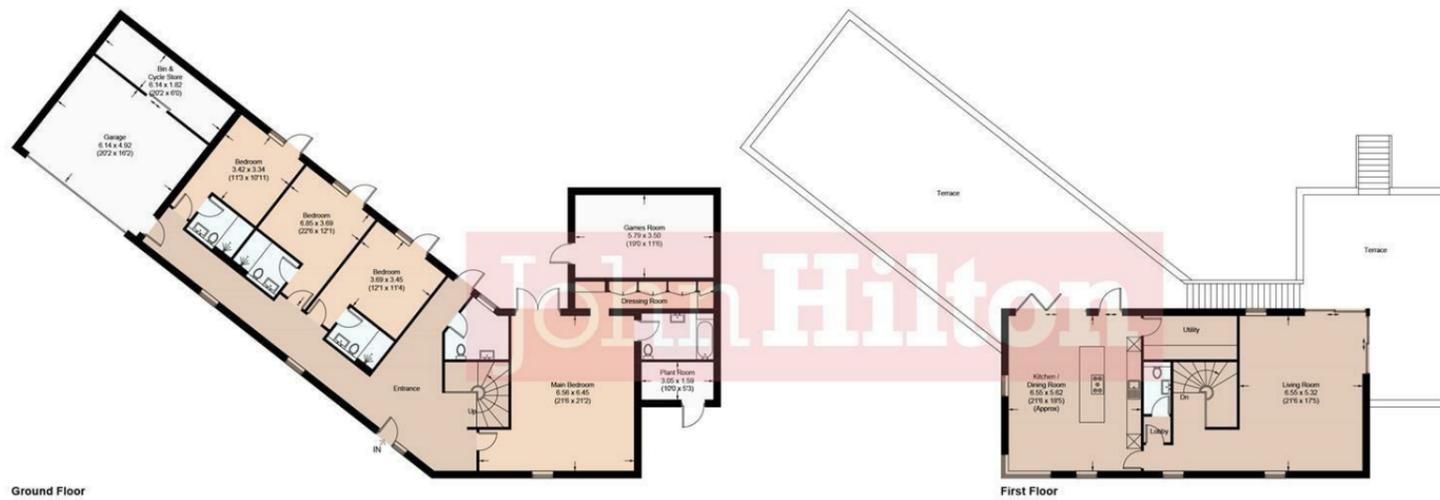


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024



Total Area Approx 3163.00 sq ft

1 Chalky Field Close, Ovingdean, BN2 7AB

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

## £1,800,000 Freehold



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# 1 Chalky Field Close Ovingdean BN2 7AB

\*\*\* SALE AGREED \*\*\*

A stunning, modern, Architect-designed new development of four individual detached houses, fitting harmoniously into its surroundings in the picturesque village of Ovingdean and the South Downs National Park, conveniently located just a 10-minute drive from Brighton's cosmopolitan city centre and the historic Lanes.

Ideal for nature lovers, the development is surrounded by scenic trails, with Beacon Hill Nature Reserve and Rottingdean Windmill just a short walk away. The seafront and undercliff walk, which extend through Brighton Marina to Brighton, are also easily accessible on foot. Local amenities include an independent wood-fired pizza takeaway and a convenience store, while the nearby historic village of Rottingdean, reachable in under thirty minutes on foot or four minutes by car, offers a variety of independent boutiques, cafes, traditional pubs and restaurants, as well as a Post Office, butcher and greengrocer/produce store. Prestigious schools including Roedean and Brighton College are also close by.

These stunning flint and shiplap-fronted homes offer spacious light-filled accommodation includes a kitchen/dining room with integrated appliances, a central island with breakfast bar, and separate utility room with sink and pantry storage. A great size living room with direct access to a wrap-around terrace leads out to the landscaped gardens and offers breathtaking countryside views. The main bedroom has a fitted dressing room and en-suite bathroom with shower and freestanding bath, while each of the three further double bedrooms has its own en-suite shower room. All bedrooms have direct access onto the rear garden terrace, as does the spacious entrance hall with built-in storage, separate WC, door leading into the double garage and a sweeping spiral staircase with Oak treads ascending to the first floor landing, with picture windows offering treetop views, a separate WC and access to the living spaces.

These impressive properties have a separate cinema/games room/gym and their own plant rooms for the hot water tank and heat source pump. The private gardens have been landscaped with flint gabions, natural stone terraces and planting that fits comfortably within its wooded surroundings.

Combining modern luxury with a glorious natural setting, these exceptional homes offer the perfect retreat for those seeking tranquillity and convenience. Viewing is highly recommended to truly appreciate all they have to offer.



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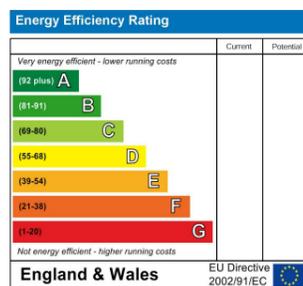
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- **LAST HOUSE REMAINING**
- **New Build with 10-Year Warranty**
- **Four Double Bedrooms with En-Suites**
- **Master Bedroom with Fitted Dressing Room**
- **Substantial Living Room with Direct Access to Wrap-Around Terrace**
- **Driveway to Double Garage**
- **Heat Source Pump to Wet Underfloor Heating**
- **Landscaped Rear Garden**
- **Close Proximity to Rottingdean Village & Seafront**
- **Semi-Rural Location Just 10 Minutes from Brighton**

Plot No.	Price	Approx Floor Area
1	£1,800,000	3163.00 sq ft
2	<b>RESERVED</b>	-
3	<b>RESERVED</b>	-
4	<b>RESERVED</b>	-



Council Tax Band: **TBA**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract