

Martyns Close, Ovingdean BN2 7BU

Approximate Gross Internal Area = 160.0 sq m / 1722 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 175.5 sq m / 1889 sq ft
(Including Eaves Storage)

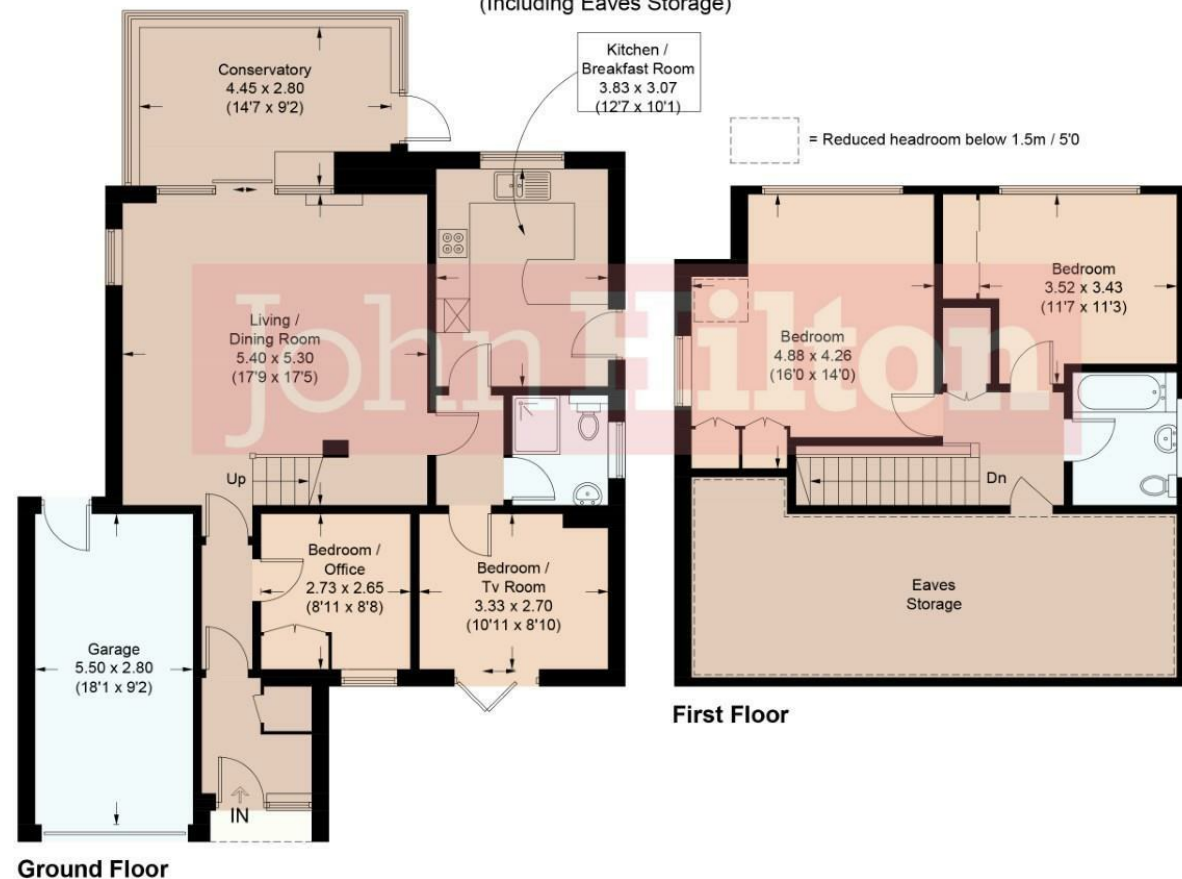


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 1722.00 sq ft

3 Martyns Close, Ovingdean, BN2 7BU

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

£675,000 Freehold



A four bedroom detached house presented in good decorative order throughout, this property offers versatile accommodation with two bedrooms and bathroom on the ground floor and a further two bedrooms and bathroom on the first floor. A through lounge-dining room with fireplace and sliding doors opens onto a conservatory garden room offering access to an attractive and sunny rear garden. The kitchen with white units offers views over the mature lawned rear garden to the South Downs and Rottingdean. The private driveway offers off-road parking and the integral garage provides plenty of parking and storage. The property is situated in a small close in the popular village of Ovingdean, within a short 15-minute walk to the coast and Rottingdean Village.

Ovingdean is just a 12-minute drive from Brighton College and a 15-minute drive from central Brighton and its mainline train services into central London. There is a local shop just five minutes from the property and the area has a local bus service into the city plus easy access to the beach and South Downs walks.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		E
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax
Band: E

- Detached House
- Four Bedrooms
- Double Glazing
- Good Decorative Order
- Private Driveway & Garage
- Conservatory
- Mature Gardens
- Two Bathrooms
- Versatile Accommodation
- Vendors Suited

3 Martyns Close Ovingdean BN2 7BU

Approach

Block paved driveway offering off-street parking and leading to integral garage, lawned garden with mature beds, double glazed secure front door with additional side light.

Entrance Hall

Entrance lobby with storage cupboard, radiator and oak engineered flooring, glazed door opening into hallway with oak engineered flooring.

Living/Dining Room

5.40m x 5.30m (17'8" x 17'4")
Dual aspect with double glazed sliding patio doors to conservatory and double glazed window to side, feature fire surround with mantel, gas coal-effect fire with marble hearth, oak engineered flooring, hardwood stairs ascend to first floor.

Conservatory

4.45m x 2.80m (14'7" x 9'2")
Low brick wall with double glazed units and roof, door to rear garden, tiled floor and radiator, with stunning panoramic views over the garden to the South Downs.

Kitchen

3.83m x 3.07m (12'6" x 10'0")
Double glazed window to rear and part-glazed door to side. White flat-front wall and base units, grey square-edge work surfaces extend to breakfast bar, integrated stainless steel sink with drainer and mixer tap, four-ring gas hob, AEG fan-assisted oven, tiled splashbacks and 'Potterton' boiler.

Bedroom

2.73m x 2.65m (8'11" x 8'8")
Currently used as an office, with double glazed window to front with a westerly aspect, double wardrobe, beech-effect flooring and radiator.

Bedroom

3.33m x 2.70m (10'11" x 8'10")
Currently used as a TV room/second reception. Double glazed bi-fold doors to front patio area, beech wood-effect floor.

Shower Room

Double glazed obscure glazed window to side, thermostat shower with bi-fold door, pedestal wash hand basin, low-level WC, tiled walls and radiator.

First Floor Landing

Access to part-boarded eaves storage which runs the length of the property, airing cupboard with hot water tank and slatted shelves over separate cold water tank.

Bedroom

4.88m x 4.26m (16'0" x 13'11")
Double aspect with views to the South Downs, two double wardrobes and radiator.

Bedroom

3.52m x 3.43m (11'6" x 11'3")
Double glazed window with views to the South Downs, built-in wardrobe with sliding doors, radiator.

Bathroom

Obscure double glazed window to side, panel-enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low-level WC, tiled walls.

Garden

Paved patio area leading to lawned garden with mature planted shrubs and flower beds, pathway leading to further patio and decked area with a southerly aspect.

Garage

5.50m x 2.80m (18'0" x 9'2")
Up-and-over door, electric points and lighting.

