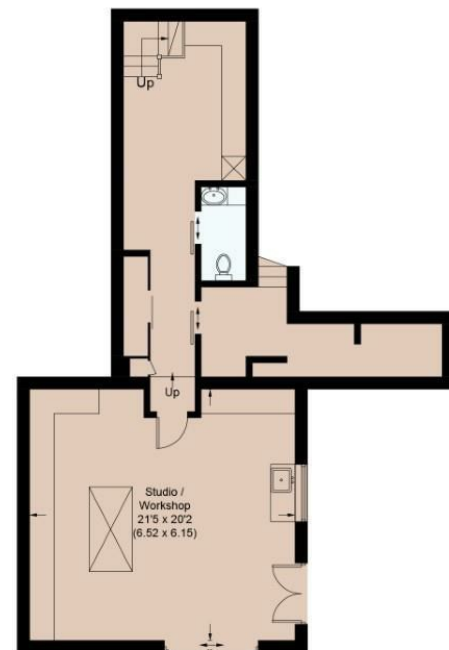


The Vale, Ovingdean, BN2 7AB

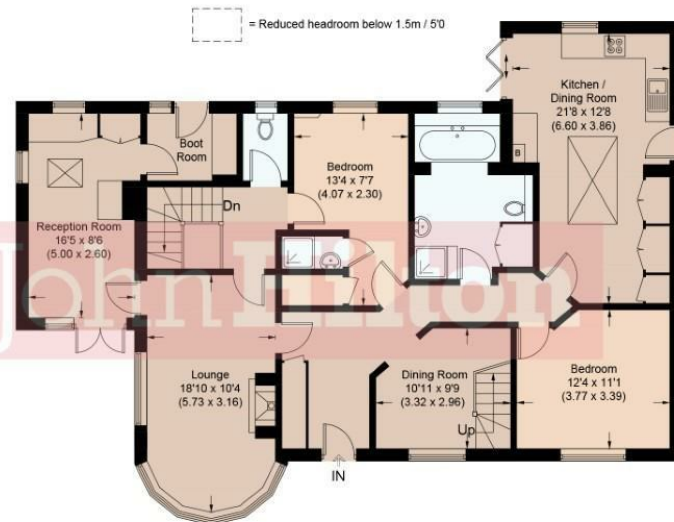
Approximate Gross Internal Area = 233.2 sq m / 2510 sq ft

Outbuilding = 19.4 sq m / 209 sq ft

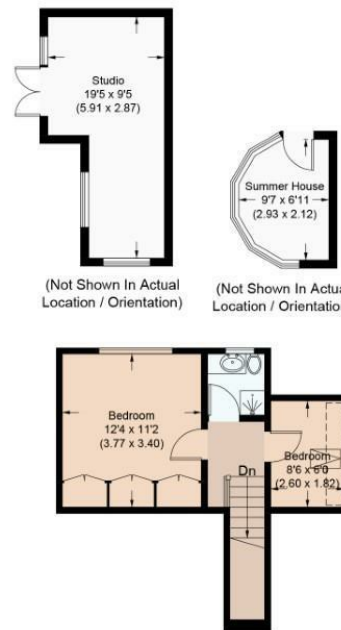
Total = 252.6 sq m / 2719 sq ft



Lower Ground Floor



Ground Floor



First Floor

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

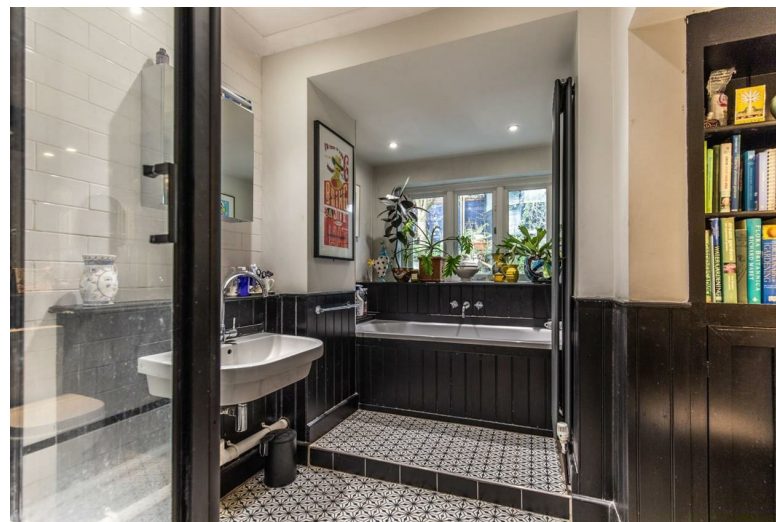


Total Area Approx 2510.00 sq ft

7 The Vale, 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

Guide Price £1,100,000-£1,250,000
Freehold



7 The Vale Ovingdean BN2 7AB

*** GUIDE PRICE £1.1M-1.25M ***

Ideally situated in a semi-rural location on a private road in the sought-after historic village of Ovingdean. Named "Santa Monica", this 1930s villa has much charm and character and is set back from the road with off-road parking for two vehicles at the front and a garden that ascends to the main house with pleasant sun terrace and hilltop views.

This substantial detached residence offers versatile accommodation with a sizeable artist's studio measuring 6.52m x 6.15m with a large skylight and its own separate entrance, three phase electrical supply and internal staircase to the main house. This space would easily convert to a separate annexe (subject to usual consents) ideal for an older relative or teenager's accommodation, or possibly a home gym.

The internal accommodation is currently utilised as four bedrooms, three reception rooms, three bath/shower rooms (one en-suite), two separate WCs, kitchen/dining room, boot room and home office. The interior is of a mid-century style with mostly black Crittall-style double glazed windows which flood the property with lots of natural light, particularly from the front aspect. The terraced back garden has steps leading up hillside to a well-stocked orchard/vegetable plot and garden studio surrounded by woodland - a haven for wild birds including woodpeckers, jays and robins.

Nestled within the charming village of Ovingdean which is surrounded by the South Downs National Park yet still within easy reach of Brighton city centre, giving you the best of both worlds, the seafront is also close by where you can take the undercliff walk all the way to Brighton Marina. The neighbouring Rottingdean Village offers an array of cafes, tea rooms, traditional and gastro pubs including the newly refurbished White Horses Hotel, along with amenities such as a butcher, hairdressers, dentist and Post Office. Highly regarded local schools are within proximity including Brighton College and Roedean School.



Energy Efficiency Rating		
	Current	Potential
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: **F**

- Substantial Detached Four Bedroom Residence
- Three Reception Rooms
- Three Bath/Shower Rooms (One En-Suite)
- Large Studio with Annexe Potential (Subject to Usual Consents)
- Versatile Accommodation
- Lots of Character & Rustic Charm
- Rear Garden with Outbuildings
- Semi-Rural Location
- Easy Access into Brighton City Centre
- Private Road