

## Longhill Road, Ovingdean, BN2 7BF

Approximate Gross Internal Area = 259.6 sq m / 2794 sq ft  
(Including Garage)



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



Total Area Approx 2794.00 sq ft

47 Longhill Road, Ovingdean, BN2 7BF

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](mailto:sales@johnhiltons.co.uk)

## £895,000 Freehold



# 47 Longhill Road Ovingdean BN2 7BF

Offering stunning Westerly views of the sea and South Downs, this attractive detached 3/4-bedroom bungalow offers versatile accommodation with the possibility of annexe accommodation or rental income.

Approached via a private driveway and lawned front garden with mature shrub and flower beds, the panelled front door opens onto a spacious split-level hallway with storage/coat cupboard, access to the loft space, and oak floorboards that run throughout the property. The Westerly-facing kitchen-dining room is fitted with hand-built wood-panelled kitchen units and marble work surfaces with matching upstands, double Butler sink with mixer tap and separate sluice apparatus, and range-style stove with double oven. A glazed door opens onto the Westerly-facing terrace and there is a separate utility area with 'Worcester' boiler, sink and plumbing for a washing machine. The separate living/dining room offers bi-fold doors onto the Westerly-facing terrace and a dual-fuel stove with stone hearth for the winter months. The dining area could also be used as a fourth bedroom.

There are three double bedrooms, the main bedroom having a dual aspect to the front with built-in wardrobes and separate dressing area with steps down to a bright en-suite shower room with skylight, double walk-in shower, shelved storage cupboards and fully-tiled walls and floor. The second and third bedrooms have views over the front garden and share the family bathroom with panelled bath and separate walk-in shower with glass door.

Outside, the Westerly terrace provides stunning coastal and Downs views, with steps descending to a good size patio leading to a lawned garden in excess of 75ft in length. There is an under-house garden store with restricted height, power and lighting extending across the rear of the house with a door leading to a further low-level storage area. The patio also provides access to the office and library on the lower level with views over the rear garden and its own WC, offering potential to be converted to an annexe for multifamily living or rental income.

Situated in the heart of the historic village of Ovingdean, just a 15-minute drive from Brighton City centre and 10-minute drive from Brighton College, the property is within a 15-minute walk of the seafront and Rottingdean Village, while Ovingdean Village Stores is just a 5-minute walk and there is a local bus service from Ainsworth Avenue into Brighton.

Viewing is highly recommended.



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	70	81
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: E

- Detached Bungalow
- Sea & South Downs Views
- Three Bedrooms
- Two Reception Rooms
- En-Suite Shower Room
- Main Family Bathroom
- Westerly Garden
- Potential for Annexe/Rental Income
- Double Glazing
- Hand-Built Kitchen with Separate Utility Area