

## Ainsworth Avenue, Ovingdean, BN2 7BG

Approximate Gross Internal Area = 254.5 sq m / 2739 sq ft

Storage = 4.3 sq m / 46 sq ft

Total = 258.8 sq m / 2785 sq ft  
(Including Garage)

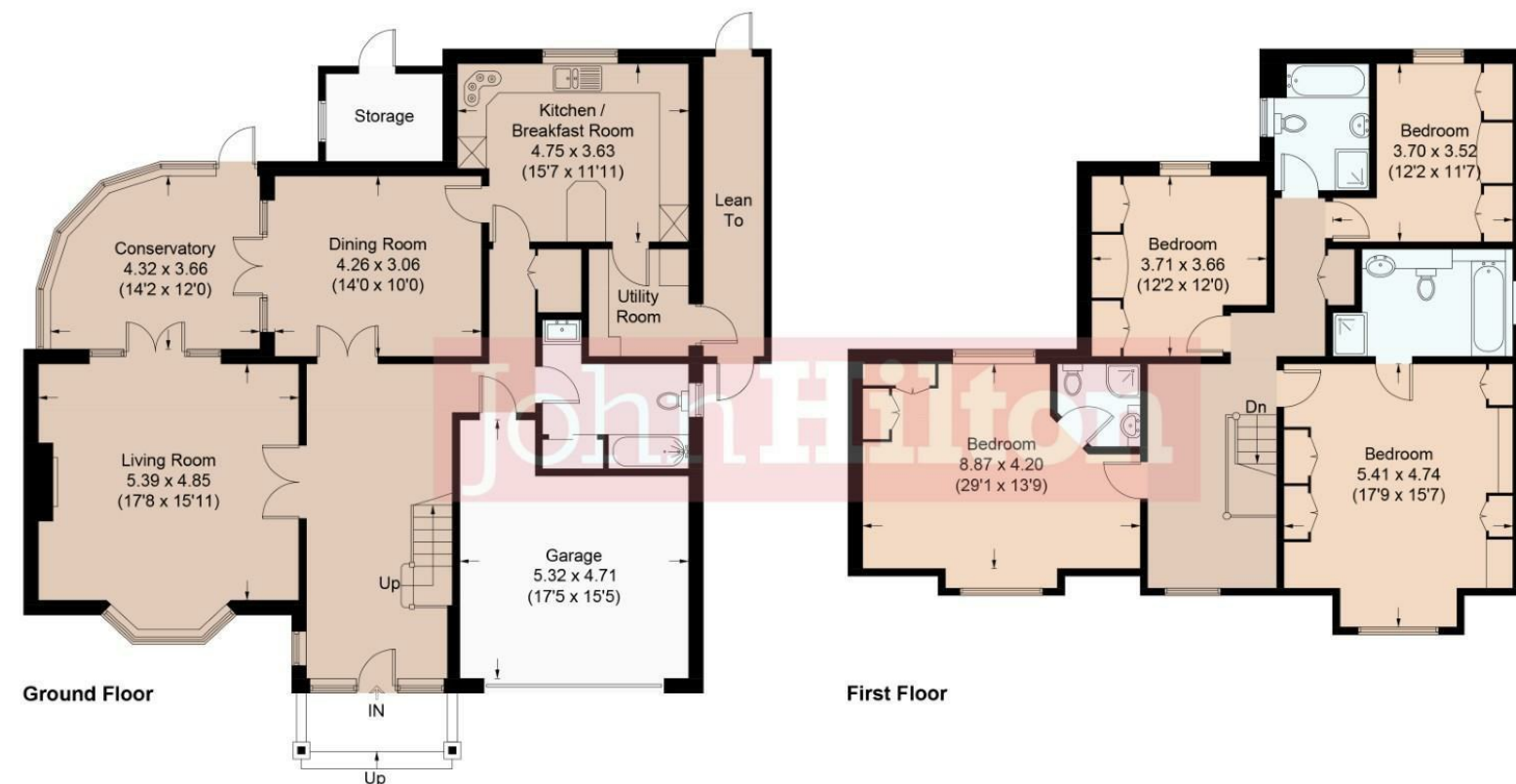


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 2739.00 sq ft

1 Ainsworth Avenue, Ovingdean, BN2 7BG

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**£975,000 Freehold**





# 1 Ainsworth Avenue Ovingdean BN2 7BG

Detached House with South Downs views in the historical and picturesque village of Ovingdean, this attractive detached four double bedroom, four bathroom residence is within easy level walking distance of the beach and undercliff walk as well as the South Downs. Prestigious schools including Roedean and Brighton College are also nearby, as is the local Ovingdean Village Store, with neighboring Rottingdean Village just a 5-minute drive away.

The spacious entrance hall has integral access to the garage which has potential to convert (subject to planning consents), stairs ascending to the first floor, and oak engineered wood flooring which flows throughout the entire ground floor. Double doors open into the dual aspect living room with modern feature fireplace and stunning views towards the South Downs, and a further set of doors open into the dining room, both rooms having French doors connecting to the conservatory with access to the rear garden.

The modern kitchen and breakfast room with high-gloss wall and base units offers a six-seater breakfast bar, integrated appliances and views over the rear garden. A sliding door leads to the utility area with matching units, integrated washing machine and spaces for a tumble dryer and American-style fridge freezer, which then leads to covered access to the rear and front gardens.

On the first floor you have a galleried landing with stunning views towards the sea and South Downs, four double bedrooms, two with en-suite bathrooms and all with built-in storage, and a large family bathroom with white bathroom suite, separate walk-in shower and tiled walls and floors.

The front garden is partly block paved offering off-road parking for multiple vehicles, with gated side access to the rear garden which is laid to lawn with patio area, mature shrubs and borders and outside storage.

- Detached Four Bedroom House
- Stunning Views of South Downs
- Three Reception Rooms
- Four Bathrooms (Two En-Suite)
- Kitchen/Breakfast Room with Separate Utility
- Conservatory
- Carriage Driveway with Off-Road Parking
- Double Integral Garage
- Private Walled Garden
- NO ONWARD CHAIN

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: **E**