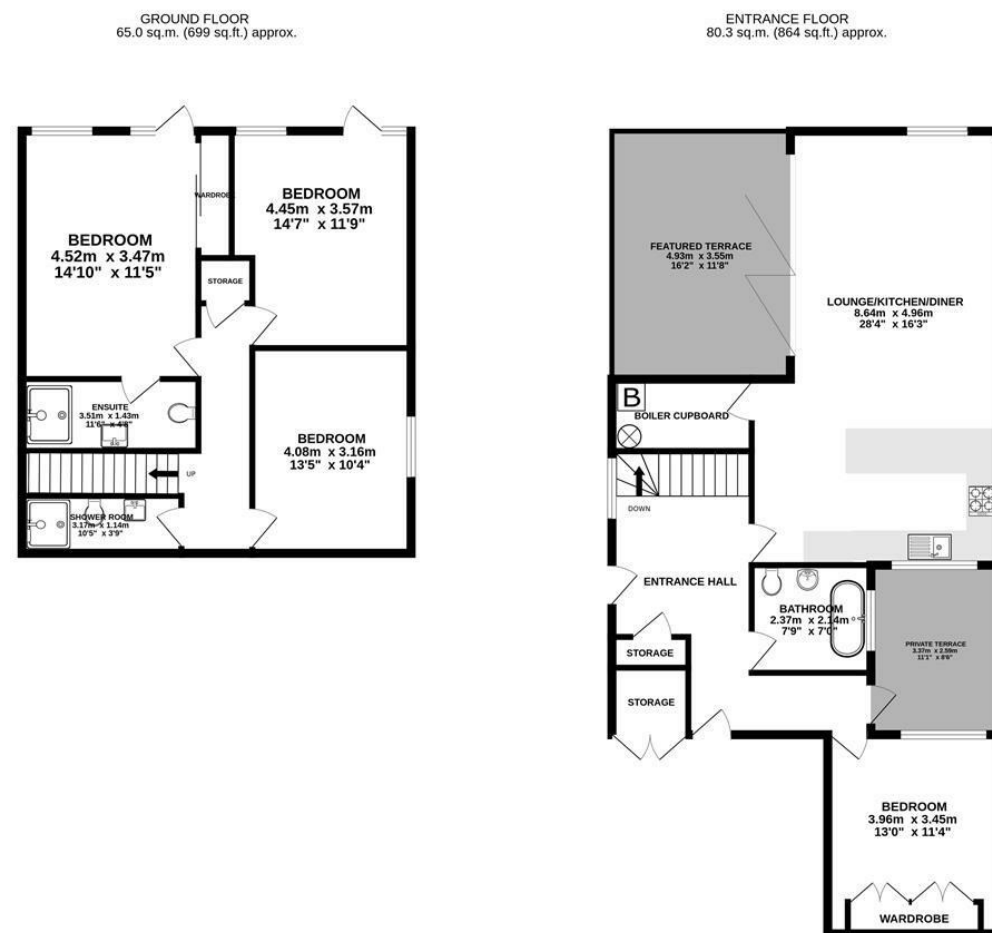


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Est 1972



7 AINSWORTH CLOSE OIVINGDEAN BRIGHTON

TOTAL FLOOR AREA: 145.3 sq.m. (1564 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Total Area Approx 1533.21 sq ft

7 Ainsworth Close, Ovingdean, BN2 7BH

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7 Ainsworth Close Ovingdean BN2 7BH

*** OFFERS IN REGION OF £825,000-£850,000 ***

A unique detached four double bedroom, three bathroom residence located in the centre of Ovingdean with a Southerly aspect garden and terraces, offering versatile spacious accommodation and finished to a high specification throughout. Built in 2021 with an energy efficiency rating of B, there is underfloor heating throughout and solar panels.

The spacious entrance hall, which also provides access to a Westerly terrace and side access to the double driveway, leads to a bright open-plan kitchen/living space with a triple aspect, feature roof light window and bi-fold doors that open from the living area out to the Southerly decked sun terrace with electric awning. The kitchen comprises white high-gloss slab-front kitchen units, a central island with breakfast bar, integrated dishwasher, 1½ bowl sink with mixer tap providing instant boiling water, Bosch single oven with 4-ring gas hob and extractor above, and there is space and plumbing for a large fridge/freezer. A wall-mounted gas fired boiler and 287 litre hot water cylinder are housed in a separate utility room which also has plumbing for a washing machine. There is a family bathroom off the hall along with a double bedroom/second reception and access onto a further Westerly-facing paved terrace with power and light offering distant views of downlands. Stairs lead down to the garden level with three good-size double bedrooms, all with fitted wardrobes, the main bedroom having an en-suite with large walk-in shower cubicle, along with a family shower room.

Both bedrooms 1 and 2 have direct access to the private Southerly garden, landscaped with raised sleeper beds and a pergola perfect for a hot tub. The paved patio area has an electric awning, outside power and lighting, ideal for entertaining, plus a garden storeroom and external staircase to the side elevation providing access to the feature terrace and front entrance.

Central Brighton is just a 10-minute drive from the property and it's within easy level walking distance of the beach and undercliff walk as well as the South Downs - an excellent location for those that want the peace of the countryside but are still close enough to enjoy the shops and boho life of Brighton. There is a local shop in Ovingdean Village or it's a 5-minute drive to the neighbouring Rottingdean Village where you have a Post Office, butcher, greengrocer/deli, convenience stores, independent shops, hair and beauty salons and an array of traditional pubs, cafes and restaurants. Prestigious schools including Brighton College and Roedean are also nearby.

Viewing of this unique home is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	92
(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

- Detached Modern Home
- Four Double Bedrooms
- Built in 2021
- Underfloor Heating & Double Glazing
- Three Bathrooms (One En-Suite)
- Southerly Rear Garden
- Two Further Sun Terraces
- Off-Road Parking for Two Vehicles
- Views to the South Downs
- Solar Panels