

Beacon Court, Greenways, Ovingdean, BN2 7AY

Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft

Garage / Studio = 28.7 sq m / 309 sq ft

Total = 149.9 sq m / 1613 sq ft

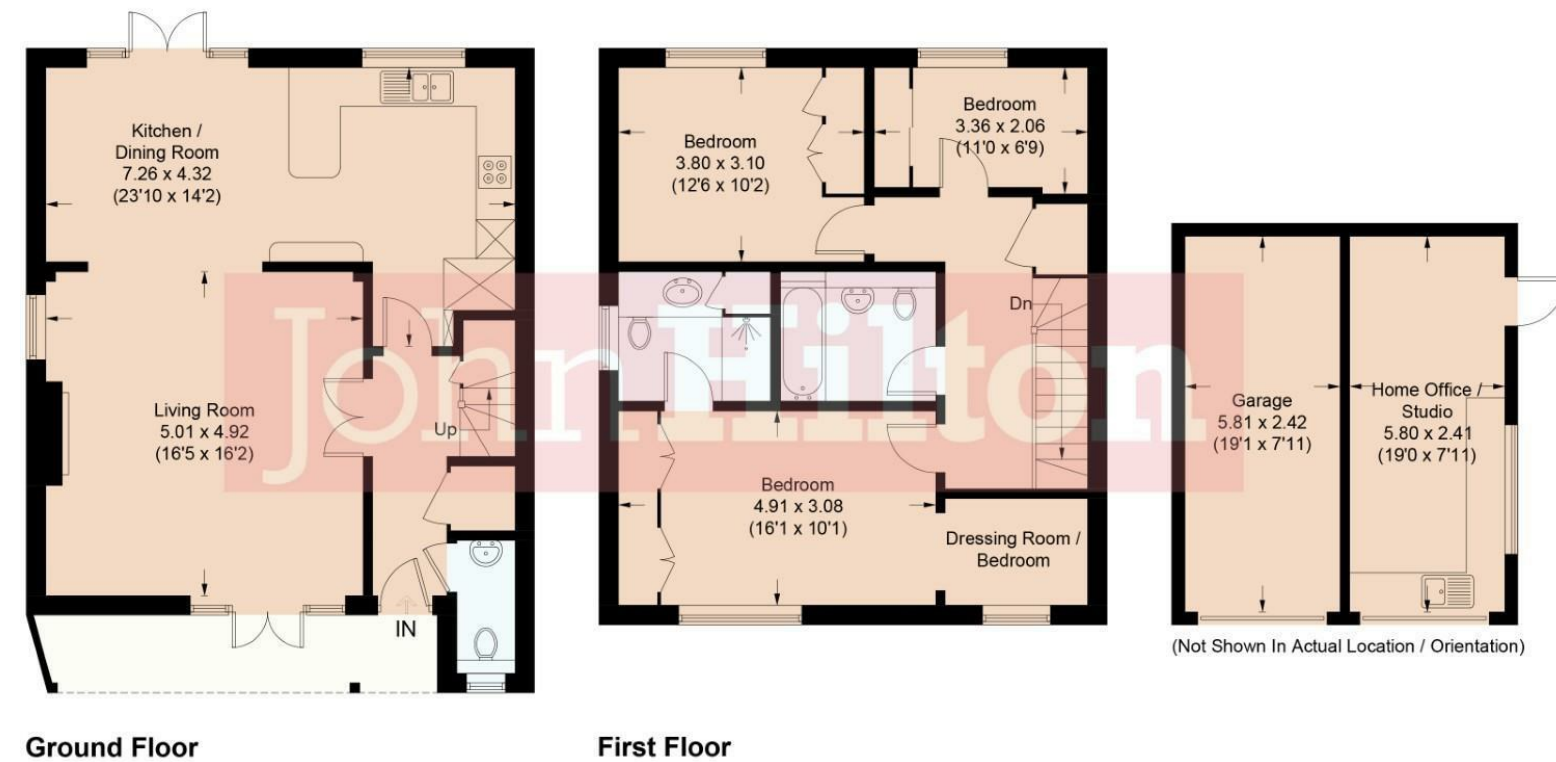


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1304.00 sq ft

Beacon Court, Greenways, Ovingdean, BN2 7AY

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

£775,000 Freehold



Beacon Court Greenways, Ovingdean BN2 7AY

Attractive flint and brick-fronted three-bedroom (originally four) semi-detached house.

The property forms part of a small, modern development of character brick and flint-fronted houses situated in the heart of Ovingdean Village, nestling comfortably within the South Downs National Park; a semi-rural location with the convenience of being only 10 minutes from Brighton's city centre. This historical and picturesque village is within easy level walking distance of the beach and undercliff walk, with prestigious schools including Roedean and Brighton College nearby, along with the local Ovingdean Village Store. Neighbouring Rottingdean Village is just a few minutes' drive away with its vibrant mix of independent shops, cafes, traditional pubs, restaurants and local amenities.

Approached via a long communal driveway with a private double garage and a separate parking space, a gated front garden with natural stone pavers and a westerly aspect, the front door opens onto a spacious hallway with stairs rising to the first floor and engineered oak floorboards which run throughout the ground floor, along with a WC and ample storage. Glazed double doors lead into the open-plan living space with wood-burning stove and French doors onto the front patio area, a dining area with French doors onto the attractive walled rear garden, and a modern kitchen with Quartz work surfaces and breakfast bar, fitted with low-level high-gloss units, a one-and-a-half bowl under-mounted sink with mixer tap, integrated appliances including 'Bosch' dishwasher, washing machine, 'Neff' ceramic hob and 'Neff' oven, combination microwave and plate warming drawer, plus space for an American-style fridge-freezer.

The first-floor galleried landing, with original oak beam, provides plenty of space for a busy family home and has a spacious airing cupboard and access to the loft space with potential for development, subject to planning consent.

The main bedroom, with a westerly aspect and views of the 11th Century parish church, St Wulfran's, has been opened up into bedroom four to create a dressing room with two double wardrobes and an attractive en-suite shower room with natural stone tiling, double walk-in shower, low-level WC and vanity storage with marble surfaces. There are two further bedrooms, both with built-in storage and views over the rear walled garden which has raised brick planters, a patio entertainment area and sun terrace, and backs onto the open grounds of Oxford International College with its tree-lined playing fields. The family bathroom has a white suite comprising panelled bath with central mixer tap and shower over, low-level WC with concealed cistern and wall-mounted sink with mirrored back feature.

The property benefits from a quiet location set back from the main road that winds through the old village, along with double glazing, gas heating system and a home office space/studio that the vendor has created using half the garage, which has running water, power, lighting, extra storage into the eaves and is accessed from the private garden.



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**

- Semi-Detached House
- Village Location with Level Access
- Double Glazing
- Open-Plan Living Space
- Originally Four Bedrooms
- Two Bathrooms
- Double Garage Plus Parking Space
- Separate WC
- Home Office/Studio
- Front & Rear Gardens