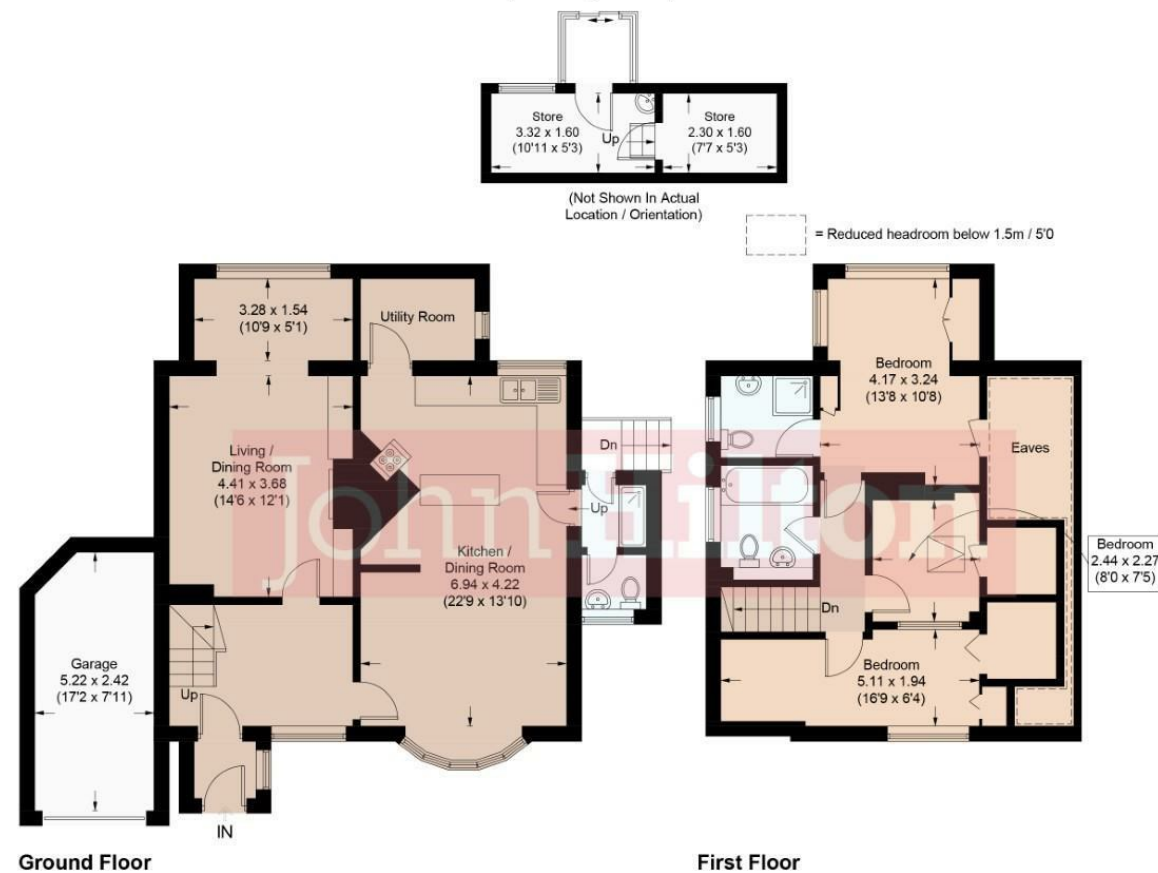


Ainsworth Avenue, Ovingdean, BN2 7BG

Approximate Gross Internal Area = 130.5 sq m / 1405 sq ft
Garage / Outbuilding = 23.3 sq m / 251 sq ft
Total = 153.8 sq m / 1656 sq ft
(Including Eaves)



Total Area Approx 1405.00 sq ft

64 Ainsworth Avenue, Ovingdean, BN2 7BG

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 £650,000-£700,000
Freehold



64 Ainsworth Avenue Ovingdean BN2 7BG

*** GUIDE PRICE £650,000-£700,000 ***

An attractive, detached, three-bedroom chalet bungalow, positioned near the top of Ainsworth Avenue and enjoying breathtaking southerly views across the South Downs together with panoramic coastal vistas.

The property is approached via a mature, lawned front garden, with a driveway providing access to a single garage. An entrance vestibule opens into a spacious entrance hall, currently utilised as a study, with stairs rising to the first floor. A part-glazed door leads through to the impressive dual-aspect, bay-fronted kitchen/dining room, which enjoys views to the front and stunning coastal views to the rear. The kitchen is complemented by a separate utility room, while the dining area features a tiled fireplace with a multi-fuel stove. A glazed door opens into a rear lobby with WC and shower cubicle, and a further double-glazed door provides direct access to the rear garden.

The generous living/dining room is a particular highlight, featuring a natural stone fireplace and double-glazed windows that frame the superb southerly coastal views.

On the first floor, the landing leads to three well-proportioned bedrooms. The main bedroom benefits from dual-aspect windows, sea views, and an en-suite shower room. The second bedroom enjoys views across the Downs, while the third bedroom has a westerly aspect, a Velux window, and useful eaves storage. A family bathroom completes the first-floor accommodation.

Outside, the rear garden is predominantly laid to lawn and enjoys a sunny southerly aspect throughout the day. A raised terrace leads down to a spacious lawned area, offering fabulous coastal and South Downs views. A glazed aluminium vestibule provides access to a useful garden room beneath the house, complete with window and sink, as well as a further door leading to a restricted-height cellar room. The garden also features a timber sun room, ideal for relaxing and enjoying the outstanding outlook.

Ovingdean Village offers the perfect blend of countryside calm and coastal convenience, with a village store, St Wulfran's church which dates from the 12th Century, and a local favourite – Wild Flour Pizza. Situated just minutes from the beach, countryside walks and regular bus services, and the neighbouring village of Rottingdean offers many amenities including a Post Office, butcher, greengrocer/deli, convenience stores, independent shops, and an array of traditional pubs, tea rooms and restaurants. Brighton city centre is just a 10-minute drive with its mainline train station and the A27/A23 networks to Gatwick and London, making Ovingdean the ideal retreat for families wanting a semi-rural location while staying connected with all the benefits of city living close by.



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	
		78
	64	

Council Tax Band: E

- Detached Three-Bedroom House
- Scope to Update & Extend (STPC)
- Stunning Sea Views
- Sought-After Location in Ovingdean
- Southerly Rear Garden
- Private Driveway & Single Garage
- Two Bathrooms (One En-Suite)
- Separate WC
- Mature Front Garden
- Utility Room