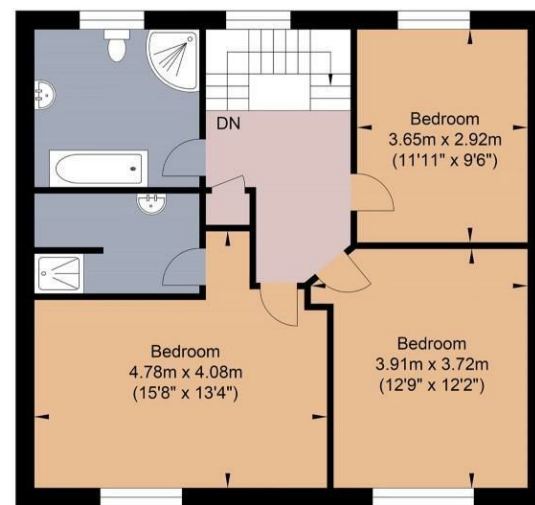
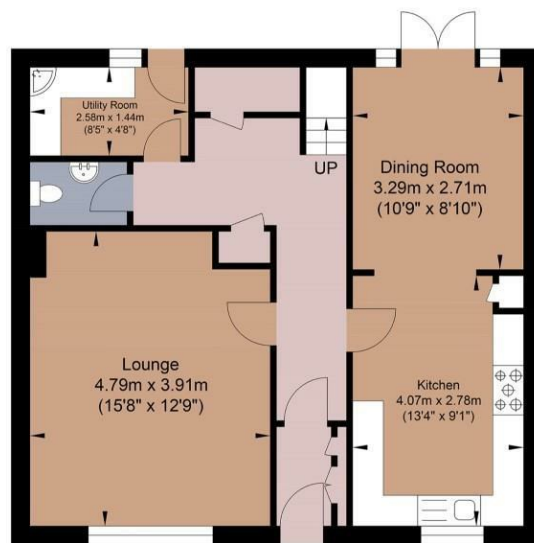


## Ovingdean Road



Ground Floor  
Approximate Floor Area  
644.75 sq ft  
(59.90 sq m)

First Floor  
Approximate Floor Area  
644.75 sq ft  
(59.90 sq m)

Approximate Gross Internal Area = 119.80 sq m / 1289.51 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1289.51 sq ft

2 Byre Cottages Ovingdean Road, Brighton, BN2 7BB

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
52 High Street, Rottingdean, Brighton, BN2 7HF  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £600,000 Freehold**



**2 Byre Cottages Ovingdean Road, Brighton, BN2 7BB**  
 GUIDE PRICE £600,000-£650,000 \*\*\*  
 A delightful double-fronted flint and brick house of considerable character and charm, forming part of a granary barn conversion in the popular and historic village of Ovingdean. Tucked away from the road with farmland views behind, this idyllic location enjoys the best of both worlds - perfect for those desiring a village setting, yet just a 10-minute drive along the coast to central Brighton and only a 15-minute walk to the beach. Internally, the property has been finished to a very high standard and is immaculately presented offering spacious accommodation throughout. The ground floor comprises entrance hall, modern dual aspect kitchen/dining room, separate utility room, lounge, and downstairs cloakroom. On the first floor there are three double bedrooms which have recently been recarpeted, the master bedroom having a newly fitted en-suite with walk-in shower, plus a family bathroom with freestanding roll-top bath and separate shower enclosure. To the rear is a bright, easy to maintain walled private garden with sun terrace and convenient gated access to a communal parking area with an allocated parking space, in addition to a further off-road parking space at the front.



**Approach**  
 A low-maintenance shingle driveway with one allocated parking space leads to a south-facing front garden with picket fencing, flint raised borders, and a mature ornamental tree. Tiled canopy entrance porch leads to panelled and part-glazed front door with coloured glass inserts, opening into:

**Entrance Hall**  
 Oak-effect flooring, cupboard housing consumer board, under-stairs store cupboard, further cupboard with shelving and glass door.

**Lounge**  
 4.79m x 3.91m (15'8" x 12'9")  
 Spacious, bright family room with double glazed window to front, oak-effect flooring, feature brick window sills, two wall light points, double dimmer switches.

**Kitchen/Dining Room**  
 7.36m x 2.78m (24'1" x 9'1")  
 Dual aspect room with double glazed windows to front and double glazed French doors onto rear garden. Fitted kitchen with modern white high-gloss grain-effect base and wall units, double sink with mixer tap, inset Neff five-ring ceramic glass gas hob with stainless steel and glass extractor over, Neff fan oven, Neff combination oven, glass splashbacks, and counter-top pull-up electric points. Tiled floor, inset downlighters, brick window sills, and feature exposed beams. Opening through to dining area which leads onto rear garden.

**Utility Room**  
 2.58m x 1.44m (8'5" x 4'8")  
 Range of white flat-front base and wall units, single inset sink, space and plumbing for washing machine, part-tiled walls, double glazed window and part-glazed stable door to rear garden with cat flap.

**Separate WC**  
 Low-level WC and wash basin.

**First Floor Landing**  
 Double glazed window, access to spacious loft space, airing cupboard with pre-lagged hot water tank and immersion.

**Bedroom**  
 4.78m x 4.08m (15'8" x 13'4")  
 Double glazed window to front with views to the South Downs, brick window sill, coved ceiling, neutral carpet.

**En-Suite**  
 Modern double walk-in shower with marble-effect tiles, vanity unit with inset wash hand basin, splashback and mixer tap, low-level WC, chrome heated towel rail, inset downlighter, extractor fan, tiled floor.

**Bedroom**  
 3.91m x 3.72m (12'9" x 12'2")  
 Double glazed window to front with views to the South Downs, brick window sill, coved ceiling, neutral carpet.

**Bedroom**  
 3.65m x 2.92m (11'11" x 9'6")  
 Double glazed window to rear with views to the South Downs, brick window sill, coved ceiling, neutral carpet.

**Bathroom**  
 Double glazed window to rear, freestanding modern claw-foot bath with mixer tap and shower apparatus, wash hand basin with chrome legs and towel rail, low-level WC, corner glass shower enclosure with thermostat control, tiled shower area, white wood-effect flooring.

**Rear Garden**  
 Flint and brick walled low-maintenance garden with two patio areas, outside tap, gate leading to rear communal parking area with allocated parking space.



- Attractive Double-Fronted Flint House
- Semi-Rural Location
- Tucked Away from the Road
- Off-Road Parking to Front & Rear
- Modern Kitchen/Dining Room
- Utility Room
- Three Double Bedrooms
- En-Suite to Master Bedroom
- Easy to Maintain Walled Rear Courtyard Garden
- Views to the South Downs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	75	
(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: **D**