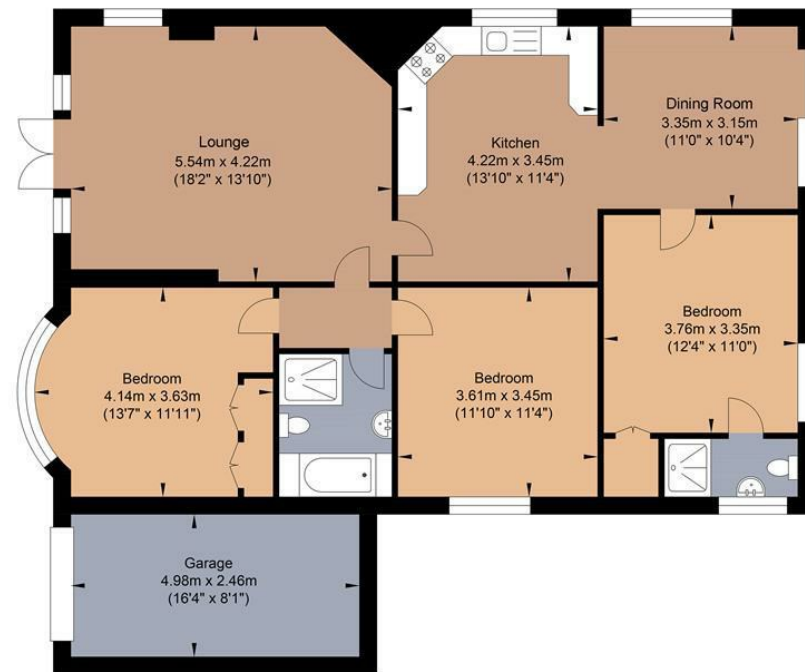


Longhill Road



Ground Floor
Approximate Floor Area
1248.61 sq ft
(116.0 sq m)

Approximate Gross Internal Area = 116.0 sq m / 1248.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1248.61 sq ft

40 Longhill Road, Ovingdean, BN2 7BE

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 £700,000-£750,000
Freehold



40 Longhill Road, Ovingdean, BN2 7BE

*** GUIDE PRICE £700,000-£750,000 ***

A delightful three bedroom detached bungalow enjoying a favourable position within this sought-after historical village, on one of the most desirable roads in the area. Views at the front towards farmland and sea beyond and a generously sized and level lawned garden to the rear. The accommodation consists of three sizeable bedrooms (one with en-suite), two reception rooms, kitchen and main bathroom. Off-road parking at the front plus garage, with further potential to convert the loft space (subject to usual consents). Semi-rural location yet within a 5-10 minute drive along the coast into central Brighton. Easy walking distance to the beach and undercliffs, plus nice walks onto the South Downs. Prestigious schools including Roedean School and Brighton College are also close by. No onward chain.

Approach

Tarmac driveway with ample parking, paved footpath and raised lawn area. Paved sun terrace with glass panel balustrade. Double glazed French doors giving main access to the property.

Lounge

5.54m x 4.22m (18'2" x 13'10")

Oak flooring, coved ceiling, electric flame-effect fire, views at the front towards farmland and sea beyond.

Inner Hallway

Oak flooring, connecting to lounge, bedrooms and main bathroom. Access to loft space.

Spacious Kitchen

4.22m x 3.45m (13'10" x 11'3")

Oak laminate fitted units at eye and base level, worktops with tiled splashbacks. Fitted oven, induction hob with concealed extractor hood over, stainless steel sink with extendable hose mixer tap and drainer, integrated under-counter fridge and freezer, space and plumbing for washing machine. Double glazed window to side, light grey wood laminate flooring, archway to:

Dining Room

3.35m x 3.15m (10'11" x 10'4")

Light grey wood laminate flooring, side window, patio doors to rear garden.

Bedroom

3.76m x 3.35m (12'4" x 10'11")

Oak flooring, recessed built-in cupboard housing 'Vaillant' boiler, window overlooking rear garden.

En-Suite

Fully tiled with mosaic tiled floor. Recessed shower enclosure with hand-held shower attachment on riser, wall-mounted wash basin with mixer tap, low-level WC, heated towel rail, shaving point.

Bedroom

4.14m x 3.63m (13'6" x 11'10")

Bowed bay window with view towards farmland and sea beyond, fitted double wardrobes.

Bedroom

3.61m x 3.45m (11'10" x 11'3")

With side window.

Bathroom

Fully tiled with mosaic tiled floor and underfloor heating. Sunken bath with wall-mounted mixer tap, shower enclosure with hand-held shower attachment on riser and wall-mounted controls, wash basin with mixer tap and mirrored cupboard for toiletries over, low-level WC with concealed cistern.

Rear Garden

Generously sized and level, mostly laid to lawn with paved patio area, fenced and hedged boundaries, side gated access.

Garage

4.98m x 2.46m (16'4" x 8'0")

Up-and-over door, connected with power.



- Three Bedroom Detached Bungalow
- Delightful Farmland & Sea Views
- Level Lawned Rear Garden
- Off-Road Parking Plus Garage
- En-Suite Shower Room
- Two Reception Rooms
- Great Location
- Historical Village
- Easy Access into Central Brighton
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **D**