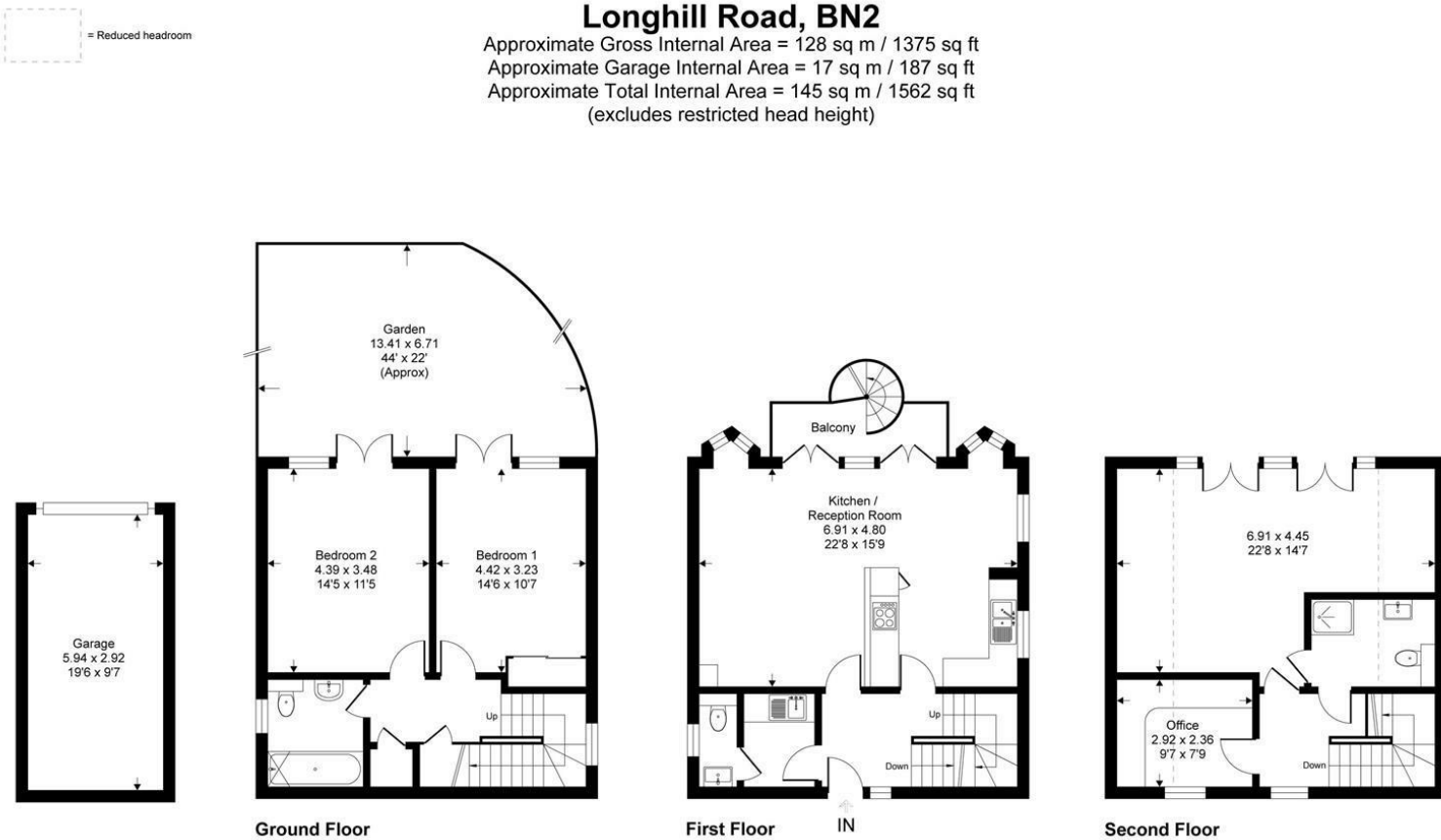


Longhill Road, BN2

Approximate Gross Internal Area = 128 sq m / 1375 sq ft
 Approximate Garage Internal Area = 17 sq m / 187 sq ft
 Approximate Total Internal Area = 145 sq m / 1562 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Total Area Approx 1582.31 sq ft

128A Longhill Road, Ovingdean, BN2 7BD

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 £900,000-£950,000
Freehold



128A Longhill Road Ovingdean BN2 7BD

*** GUIDE PRICE £900,000-£950,000 ***

A substantial and beautifully presented four-bedroom detached house in a private and select development on the sought-after Longhill Road, Ovingdean, with superb sea and downland views. This desirable property will make a wonderful family home for those looking for village life, country walks and contemporary living, fifteen minutes from the centre of Brighton.

This stylish, well designed and efficient home offers versatile accommodation over three floors, off-road parking and a garage with electric door. Finished to a high specification, especially the fitted kitchen and bathrooms, the property has a superb southwest facing mid-level balcony with a spiral stairway down to the sunny established garden with large terrace/entertainment area.

All living areas and hallways are complimented with either high quality carpeting or Amtico flooring to match the pastel decor. There are bespoke fitted white solid wooden shutters to the windows and full height patio French doors. Paula Rosa Kitchen, Neff A rated appliances, pre-wired for multi-room sound system, UPVC Rehau double glazing, Villeroy & Boch bathroom suites. Garage with remote control opening system and large eaves storage area with light and power, private entrance drive, and landscaped, turfed and planted garden with large decked area.

Ovingdean is a sought-after village nestled in the South Downs National Park and running down to the sea. The village benefits from the Village Store close by, the vibrant Village Hall with many social events, a private members club for residents, and a children's nursery. Local bus services give access to all parts of the city and surrounding areas. Falmer Road gives access to the A27, A23 and the motorway network.

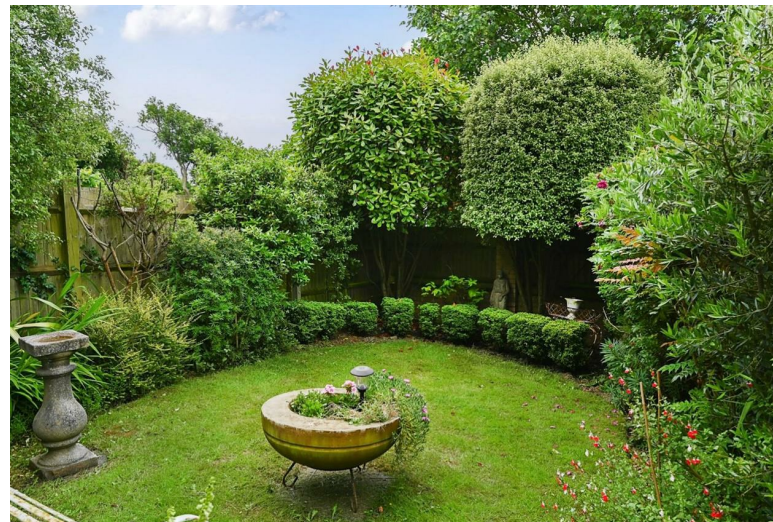
The Undercliff promenade and beach is a short walk away. The promenade stretches east to Rottingdean and Saltdean and west to Brighton Marina and the city centre.

Nearby Rottingdean has a variety of activities and entertainments throughout the year. To mention a few there are the cricket, croquet and tennis clubs, an active amateur dramatic society and horse-riding stables. The village High Street, which is only a short stroll away, has two mini supermarkets, pharmacy, hardware store, post office, butcher and greengrocer amongst others. Rottingdean is also blessed with excellent public houses, a local museum and several restaurants and cafes. Just after the High Street is Rottingdean Beach and the lovely undercliff walk to the Marina and Brighton.

Brighton with its large shopping centre, fashionable Lanes and access to the theatre, bars and restaurants can be easily reached by hopping on one of the regular buses along the coast road taking you to the pier in around ten minutes. The mainline railway station is only a short drive away or twenty minutes by bus.

Sporting and recreational facilities nearby are extensive: there is golf at East Brighton and West Hove, The Dyke and Pyecombe; racing at Brighton and Plumpton; sailing at nearby Brighton Marina; and beautiful surrounding countryside including the South Downs National Park, Devil's Dyke, Ditchling Beacon and award-winning vineyards with many miles of stunning walks and rides. Brighton airport, in Shoreham, offers a convenient base for private aircraft.

There are many highly regarded schools and colleges in the local area, including Roedean School and Brighton College as well as a highly regarded sixth form college. The area itself has two primary schools and a well-regarded Secondary School. The city is also home to both the University of Sussex and Brighton University and a number of creative arts institutes.



- Highly Sought-After Location
- Substantial Detached House
- Flexible Living Accommodation
- Modern Decor
- Bespoke Finish Throughout
- Four Bedrooms & Two Bathrooms
- Balcony with Spiral Staircase to Decked Terrace & Garden
- West-Facing Sunny Garden
- Close to Ovingdean Village
- Easy Access to the Nearby South Downs National Park

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80 → 89
(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**