



# Wanderdown Close, Ovingdean

Guide price £800,000 - £850,000



## Property highlights

- Great location close to schools, the beach, and the South Downs
- Recently renovated to an immaculate standard
- Two en-suite bathrooms, and one family bathroom
- Convenient utility room
- Patio garden with multi-level mature beds
- Balcony with stunning views
- Three double bedrooms
- Open-plan kitchen/living room
- Ground-floor rooms, currently being used as a gym and a office
- Off-street parking



Guide price £800,000 – £850,000. Recently renovated to a very high standard, this three-bedroom detached house exudes style and provides comfortable living for a family. Its open-plan kitchen/living room is the hub of the home and the balcony, with views over the South Downs, is the perfect place to relax.

#### The Property

This property has undergone total renovation over the past few years and is now an immaculate three-bedroom, three-bathroom family home with stunning views across the South Downs National Park. Located at the end of a cul-de-sac in the much-loved village of Ovingdean, it benefits from a quiet locale with no through traffic.

Step through the ground-floor front door into a spacious entranceway, which is currently being used as a home office, with floor-to-ceiling storage cupboards and enough room for a large desk. Off this is another room that has been set up as a home gym, but could easily provide an additional bedroom or home-working space (did we hear you say massage table?).

Stylishly carpeted stairs lead up to the first floor where the majority of the accommodation is found. A bright hallway provides access to the rooms, and sliding doors lead out to the balcony which offers stunning views over to the fields of the South Downs. From the balcony, steps lead back down to the street making this a great second entrance to the house.

Three double bedrooms have been decorated in natural hues, making them serene places to relax. The bedroom at the front of the house has a vantage point over towards the hills and boasts a storage cupboard as well as built-in wardrobes. Its en-suite is the size of a small bedroom - with a bath and a double shower - and has been beautifully designed with light marble floors, dark marble effect splashback, and charcoal grey walls. We can see why this space is currently being used as the principal bedroom.

At the back of the house, with sliding door access to the patio garden, are two more bedrooms. The larger of the two is in close competition for principal bedroom status with its pretty view of the garden, and en-suite shower room with emerald green marble tiles. There's an additional family bathroom off the hallway for added convenience.

The hub of this stunning home is its open-plan kitchen/living room which looks like it's come straight out of an interior design magazine. You enter through a door into the living room where sofas currently face the two full-height windows which frame the outside view perfectly. Beyond the sofas is the dining area which boasts a grand feature fireplace with a stone surround. Here there's space for a stylish storage unit and a bookshelf.

Beyond the dining area is the kitchen, which is an architect's dream. Its pitched roof and Velux windows draw the eye up and, along with the doors leading to the garden, bathe the space in natural light. Dark grey cupboards line the walls and a centre island with a breakfast bar provides the perfect space to keep the cook company. Fitted out with high-end Miele appliances, a boiling water tap, and a butler sink - it has it all. There's also a utility room off the kitchen to hide away cleaning products.

Pack your bags, this property is ready to move straight into and it offers its new owners a home to be incredibly proud of.

This property is Freehold and the council tax band is E.

## The Area

This property is tucked away within the charming village of Ovingdean, embraced by the South Downs National Park. It's a haven for those who adore nature, with an abundance of scenic trails nearby. Within walking distance, you'll find Beacon Hill Nature Reserve and Rottingdean Windmill, perfect for exploration. Additionally, the seafront and undercliff walk, leading through Brighton Marina and into Brighton itself, are easily accessible on foot, offering delightful strolls along the coast.

Local amenities include Wild Flour, an independent woodfired pizza takeaway, and a convenience store. The nearby village of Rottingdean (2 miles) is home to an array of independent boutiques, cafes, village pubs, and restaurants and can be reached on foot in under thirty minutes.

## Schools

The property is ideally positioned for many popular and well-regarded schools catering to all ages, including; Ovingdean Nursery (0.6 miles), Our Lady of Lourdes Primary School (2 miles), St Margarets C of E Primary School (2.1 miles) Longhill High School (1 mile), Roedean School (2.8 miles) and Brighton College (3.6 miles).

## Transport Links

Branching out from the village, this property is just a short drive along the coast from the exciting attractions of Brighton city centre (4.0 miles) and Brighton Marina (2.6 miles). There are regular bus services which run through the city and along the coast. It has easy access to the A23/A27 with links to the motorway network and Gatwick Airport.

## What We Think

“The current owners have done a fantastic job of turning this house into a home that anyone would be proud of.”

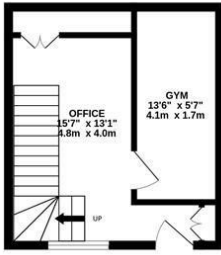
Georgia Radford, CMO & Co-Founder at Number Twenty Four



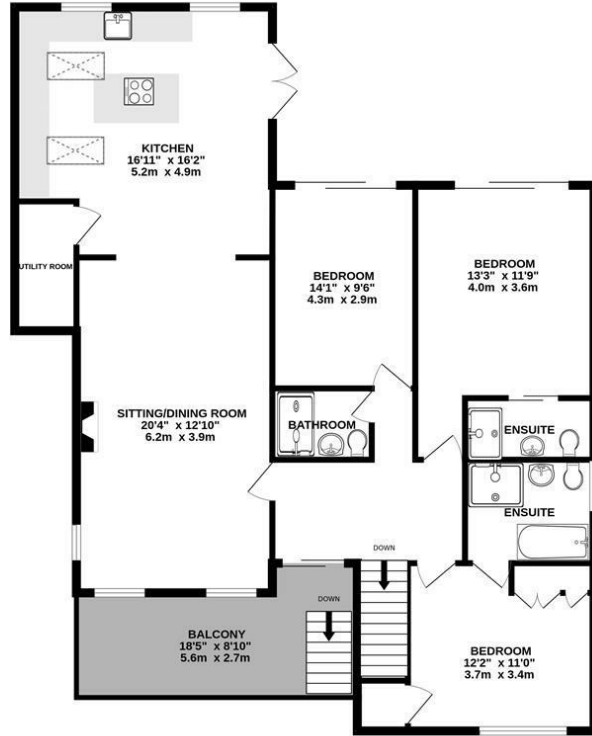




GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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