



The Vale, Ovingdean

Offers in excess of £700,000



Property highlights

- Brand new development in the heart of Ovingdean
- Located on a quiet private residents' road
- Beautifully constructed by a renowned local builder
- Designed for accessibility and lifelong living
- Energy efficient with ground floor underfloor heating
- Three bedrooms, one of which has a walk-in wardrobe
- Modern kitchen with state-of-the-art appliances
- Front and rear landscaped gardens
- Designated off-street parking
- Detached single garage with additional loft storage space



Situated on a private residents road in the heart of Ovingdean, this development of six eco-conscious homes effortlessly blends modern living with striking art-deco design. Meticulously crafted and set within beautifully landscaped grounds, each house offers a warm and inviting family home.

The property

Located on the site of the 'Old Paddock' on a private residents road, this development of eco-conscious homes seamlessly blends modern living with stunning art-deco design. Every effort has been made to integrate these properties into the historic lane, and the outcome is six beautifully crafted semi-detached homes that reflect the timeless 1930s style while offering a modern touch.

Constructed by a highly respected local builder, each home showcases exceptional craftsmanship, including solid oak staircases, a custom hand-made walnut pantry in the kitchen, and exquisitely crafted internal oak doors. Beautifully detailed architraves and 1930s-style brass door handles add character to these stunning homes, while the neutral decor provides the perfect canvas for new owners to make them their own.

Internally, all homes are almost identical and comprise three spacious double bedrooms, two immaculate bathrooms, a modern kitchen/dining room, and a separate living room. There's ample storage space - with a spacious understair cupboard and boarded eaves. The principal bedroom comes with a bespoke fitted dressing room with drawers and a hanging space. These homes have been thoughtfully designed for accessibility, featuring wide door frames and a ground-floor bedroom with a Jack and Jill wet room, making them fully wheelchair-friendly and suitable for lifelong living.

The kitchen/dining room truly presents as the heart of the home and a stunning Howdens kitchen has been seamlessly fitted with state-of-the-art Miele and AEG integrated appliances making it a dream for culinary enthusiasts.

Engineered oak flooring flows throughout the properties and underfloor heating on the ground floor adds to the high specification and provides an efficient heating solution for year-round comfort. Beautiful heritage aluminium double-glazed windows add to the efficiency and style of these homes.

Each home features a single garage, complete with internal loft space, and dedicated bin storage. Additionally, every garage is equipped with an electric car charging point. Gravel driveways also provide ample off-street parking space.

Great care and attention to detail have been given to the external landscaping, matching the quality found inside each home. The original paddock fence still encloses the entire development, embraced by golden and red maple trees. Plant-filled borders define the spaces between the buildings and banana trees are thoughtfully placed, adding a touch of the exotic to the serene setting.

With three homes now sold, only three final opportunities remain to join this exclusive enclave. Each home shares the same high standard of finish while offering subtle individual features—early viewing is highly recommended.

The area

The Vale is a private residents' road nestled within the charming village of Ovingdean. Surrounded by the South Downs National Park, it's a haven for nature lovers, offering an abundance of scenic trails nearby. Set within a sheltered valley, the area benefits from a unique microclimate, staying a few degrees warmer than the surrounding regions and protected from the coastal breeze.

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

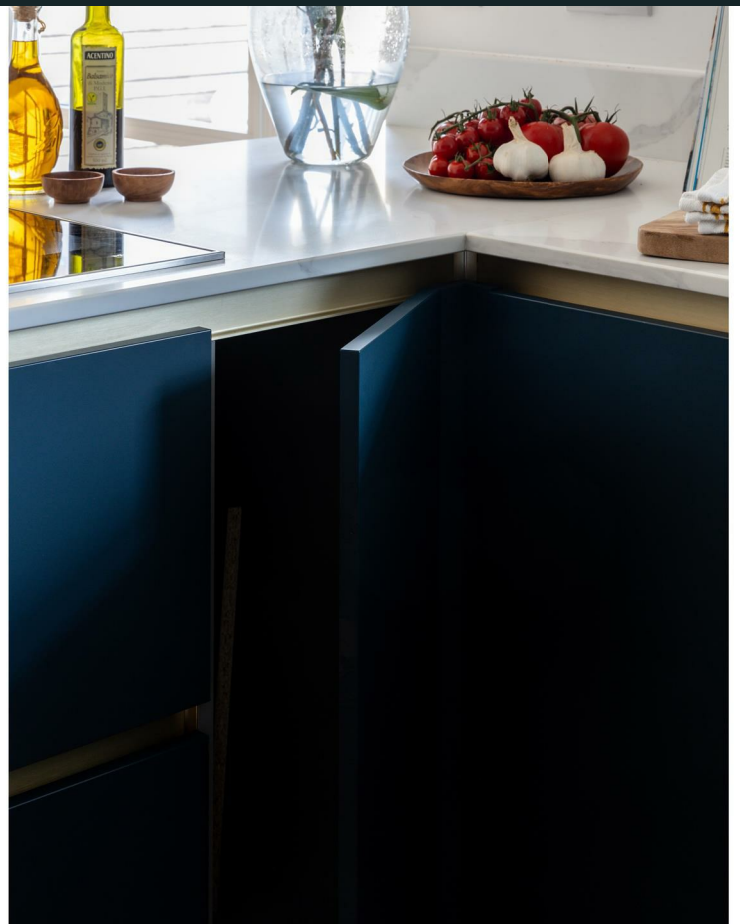
The property is ideally positioned for many popular and well-regarded schools catering to all ages, including Ovingdean Nursery (0.4 miles), Our Lady of Lourdes Primary School (1.3 miles), St Margarets C of E Primary School (1.3 miles) Longhill High School (0.2 miles), Roedean School (3 miles) and Brighton College (4 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). Regular bus services 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.



THE VALE





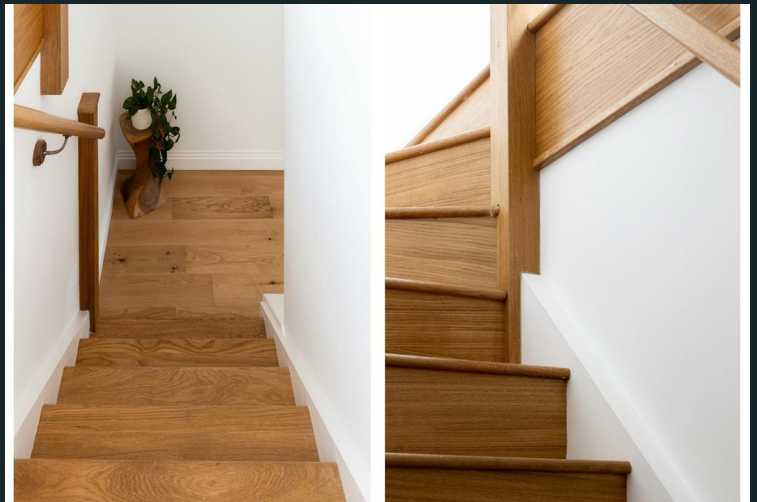






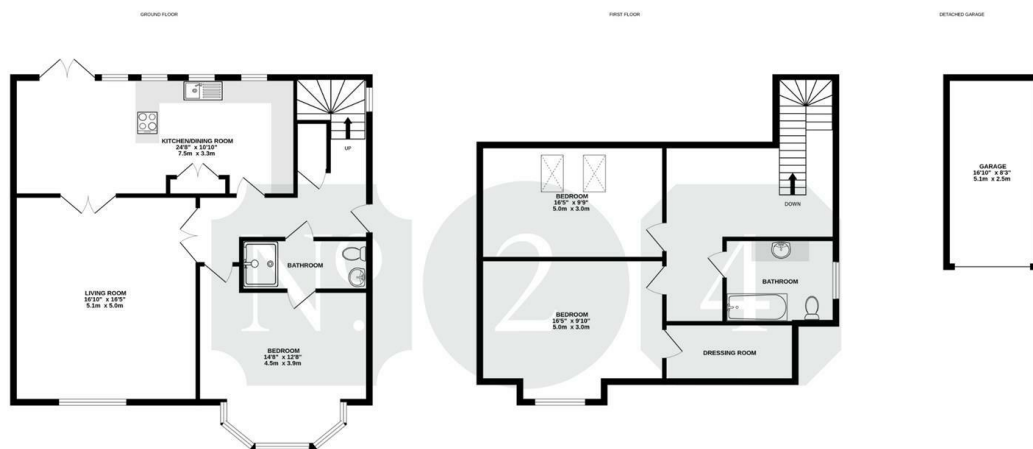












TOTAL FLOOR AREA: 1485sq. ft. (138.0 sq.m.) approx.

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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