



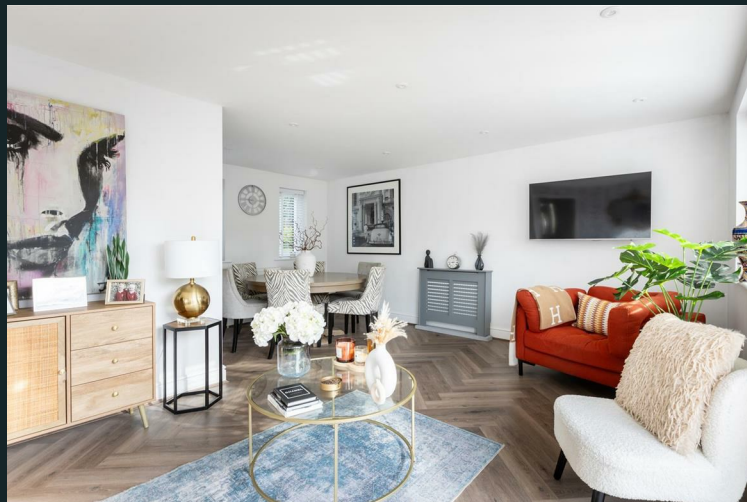
Ainsworth Avenue, Ovingdean

Guide price £625,000 - £650,000



Property highlights

- Located on a desirable road in Ovingdean
- Close to the beach and the South Downs National Park
- Detached house built in 2021
- Accommodation spread over two floors
- Two double bedrooms with eaves storage
- Modern fitted kitchen
- Separate utility room
- Dual aspect living/dining room with access to the garden
- Spacious garden with raised decking
- Off-street parking



Guide price £625,000 – £650,000. This charming two-bedroom detached house in Ovingdean, built in 2021, offers modern comfort and cosy charm. Enjoy a sleek kitchen, spacious living/dining area with herringbone flooring, beautifully decorated bedrooms, and a private garden.

The property

Nestled in the highly sought-after area of Ovingdean, just a short stroll from the beach and the South Downs National Park, this charming two-bedroom detached house offers modern living in an idyllic setting. Built in 2021, the property spans two floors, blending contemporary design with thoughtful details throughout.

The sage green front door opens into a welcoming hallway, where bold leopard-print wallpaper in the downstairs WC adds a playful touch. The modern kitchen features sleek grey cabinetry, integrated appliances, and there's a separate utility room equipped with an additional sink—perfect for cleaning up after walks in the nearby Downs.

The true centrepiece of the home is the spacious living/dining room, showcasing elegant herringbone flooring and a neutral colour palette. This room offers plenty of space to relax, watch TV, or host family meals in the designated dining area. French doors lead out to the patio, ideal for al fresco dining, with a decked area perfect for enjoying sunny days. The garden, with its low-maintenance artificial grass and vibrant flower beds, provides both privacy and colour.

Upstairs, the first floor boasts an elevated position, offering beautiful views of the South Downs and glimpses of the sea. A large landing leads to two generously sized, beautifully decorated bedrooms, both with ample storage hidden within the eaves. The family bathroom is a modern sanctuary, featuring a bath with a shower overhead, complemented by beige tiles—a perfect spot to unwind.

This freehold property falls under council tax band D.

The area

Nestled in the picturesque village of Ovingdean, this property is surrounded by the stunning landscapes of South Downs National Park, making it an ideal retreat for nature enthusiasts. You'll discover an array of scenic trails nearby, including Beacon Hill Nature Reserve and Rottingdean Windmill, both within walking distance and perfect for exploration. The seafront and undercliff walk, which leads to Brighton Marina and the vibrant city of Brighton, are also easily accessible on foot, providing lovely coastal strolls.

For local conveniences, there's Wild Flour, an independent woodfired pizza takeaway, and a convenience store nearby. The charming village of Rottingdean, just 2 miles away, offers a variety of independent boutiques, cafes, village pubs, and restaurants, all reachable in under thirty minutes on foot.

Schools

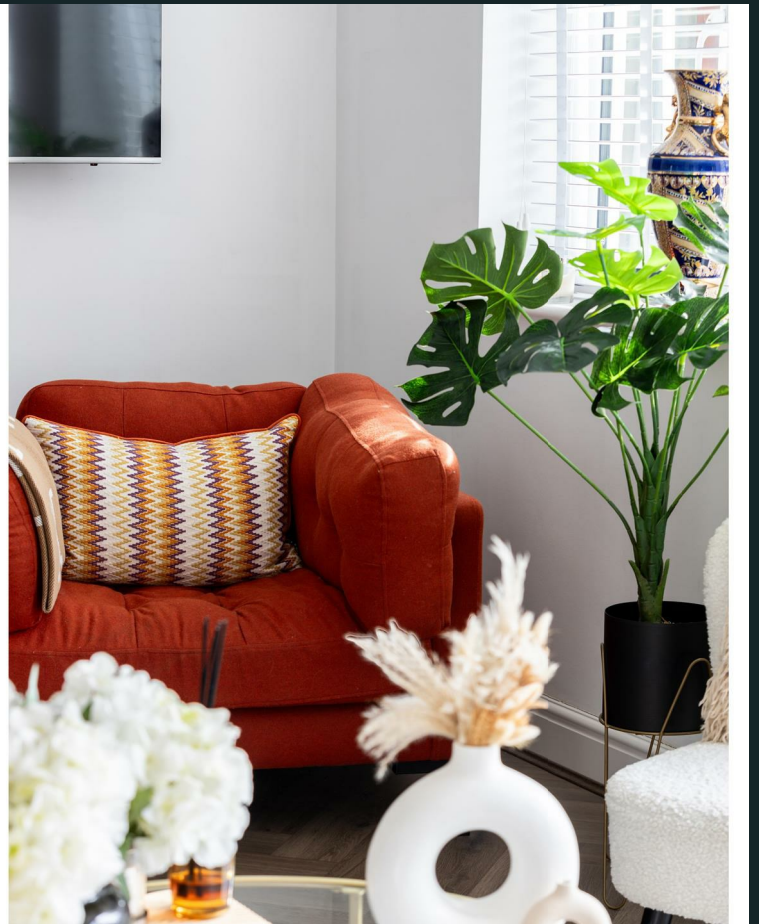
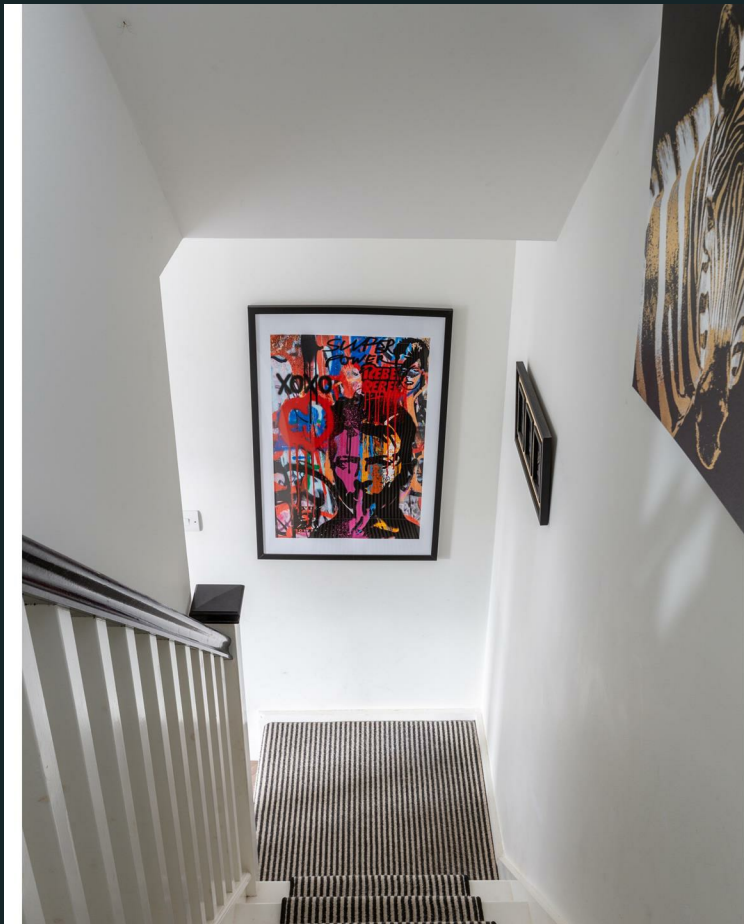
The property is ideally positioned for many popular and well-regarded schools catering to all ages, including; Ovingdean Nursery (0.3 miles), Our Lady of Lourdes Primary School (1 mile), St Margarets C of E Primary School (1 mile) Longhill High School (1 mile), Roedean School (2.8 miles) and Brighton 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.













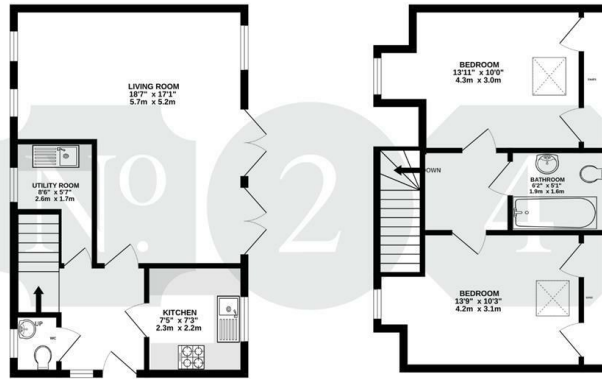






GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA: 935sq ft (87.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, depths and any other items are approximate and no responsibility is taken by the vendor, advertiser or real estate agent. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed and are subject to change without notice.
 Made with Metropix 2004

01273 670253
 hello@numbertwentyfour.co.uk
 numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 5 Bartholomews, Brighton, BN1 1HG.

2

N^o

4